Title

BOOK 7179 PAGE 895

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,922.68

Eugene Workman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 19 87.

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Eugene Workman (NAME)	Sovran Mortgage Corporation (NAME)	119-01
3601 CENTRAL AVE. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 26388 (STREET ADDRESS)	485.00
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Richmond, VA 23260-6388 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David E. Sagraves and wife, Rhonda W. Sagraves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene Workman and wife, Marjorie Workman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 6 on the subdivision of Lots No. 7, 8, 9, 10, and part of 6, 11, 12, 13 Cumberland Nurseries Plan, of record in Book 332, Page 36, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David E. Sagraves et ux Rhonda W. Sagraves by deed from Steven D. Westerfield et ux Donna M. Westerfield, of record in Book 5714, Page 802, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Sovran Mortgage Corporation of record in Book 5493, Page 308, said Register's Office with a present unpaid balance of approximately $24,922.68, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee futher hereby assumes the obligations of David E. Sagraves under the terms of the instruments creating the loan to indemnify the Veterans Admimistration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

This is (unimproved) (XX) property, known as 2312 Fo ster Avenue, Nashville, TN 37210
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 24th day of March, 19 87

David E. Sagraves
David E. Sagraves

Rhonda W. Sagraves
Rhonda W. Sagraves

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David E. Sagraves and wife, Rhonda W. Sagraves

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 24th day of March, 19 87.

Notary Public

Commission Expires November 1, 1987

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
David E. Sagraves and wife, Rhonda W. Sagraves

TO
Eugene Workman and wife, Marjorie Workman

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

07698

IDENTIFICATION REFERENCE

MAR 25 1 35 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			09"22.03 CANT.	
			111.78 CRTN	
			.50 PRFE	
			6.00 MOTX	
			CHK # 118.28	
			0201/09/25/87 CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07698

IDENTIFY REFERENCE

MAR 25 1 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 61255