Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James C. Taylor
931 McClurkan Avenue
Nashville, Tn. 37206

MORTGAGEE:
Countrywide Funding Corp.

155 N. Lake Ave., P.O. Box 7137
Pasadena, CA. 91109-7137

MAP-PARCEL NUMBERS:
MAP 72-13
PARCEL 19
27W-26755

WARRANTY DEED

BOOK 7229 PAGE 14

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee. and other good and valuable consideration, the receipt of which is hereby acknowledged, Jerry Tramel and Andrea Tramel hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James C. Taylor and wife, Robin R. Taylor hereinafter called the Grantee, Grantee's 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 Lot No. 76 on the plan of Springdale of record in Book 974, page 18, Register's Office for said County.

SAID Lot No. 76 fronts 50 feet on the northerly margin of McClurkan Avenue and extends back between parallel lines a distance of 162.7 feet to a dead line the rear.

BEING the same property conveyed to Jerry Wayne Tramel and wife, Georgia M. Tramel by deed from Clara B. Vernon, a widow, of record in Book 4672, page 560 said Register's Office. Jerry Wayne Tramel and Georgia M. Tramel have since divorced. Subsequently Georgia M. Tramel conveyed her interest in subject property to Jerry Wayne Tramel and Andrea Tramel by Quitclaim Deed of record in Book 6060, page 174, said Register's Office. The said Andrea Tramel, a minor, in empowered to execute this deed to subject property by virtue of an order removing her minority for the purpose of said conveyance, a certified copy of said order being recorded simultaneously herewith.

23432 IDENTIFICATION REFERENCE
MAY 7 11 38 AM '87
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

This is (~~not~~) improved property, known as 931 McClurkan Avenue, Nashville, Tn. 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 5th day of May, 19 87.

Andrea Tramel
Andrea Tramel

Jerry Tramel
Jerry Tramel

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of May, 19 87, before me personally appeared Jerry Tramel and Andrea Tramel, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7229 PAGE 15

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 5th day of May, 1987.

My Commission Expires: 10-21-88

_____
Notary Public

WARRANTY DEED

from:
Jerry Tramel and Andrea Tramel

to:
James C. Taylor and wife, Robin R. Taylor

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26582

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7229 PAGE 16

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

45000.00- CAMT
126.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 132.50-
4340A05/07/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23432

IDENTIFI REFERENCE

MAY 7 11 38 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78951