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FORM NO. WD-1

STATE OF ~~TENNESSEE~~ MINNESOTA
COUNTY OF ~~DAVIDSON~~ HENNEPIN } ~~Williamson~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Mark N. Magnuson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 87.

Shaun Freeburg
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHAUN FREEBURG
NOTARY PUBLIC — MINNESOTA
HENNEPIN COUNTY
My commission expires August 17, 1990

THIS INSTRUMENT WAS PREPARED BY
Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark N. Magnuson (NAME)	Investors Federal Savings (NAME)	072-09-0
1004 Fairwin Avenue (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	379.00
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tn. 37075 (CITY) (STATE) (ZIP)	15DA02830

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, Willis Calvin Lewis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark N. Magnuson, unmarried

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:

BEING Lot NO. 64 on the Map of the Eskridge Subdivision of part of the W.B. Franklin property, as of record in Book 547, page 52, Register's Office for said County.

Said Lot No. 64 fronts 60 feet on the southerly side of Fairwin Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Willis Calvin Lewis by Quitclaim deed from Rosemary R. Lewis, Administrator of record in Book 7010, page 956, Register's Office Davidson County, Tennessee.

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

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
JUN 2 1 49 PM '87
IDENTIFICATION REFERENCE
31691

This is unimproved ( ) improved (XX) property, known as 1004 Fairwin Avenue, Nashville, TN 37216
(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 his hand this 29th day of May, 1987

Willis Calvin Lewis

Willis Calvin Lewis

STATE OF TENNESSEE
Davidson County
~~Williamson~~ HENNEPIN (MINNESOTA)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Willis Calvin Lewis, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of May 1987.

Commission expires

SHAUN FREEBURG
NOTARY PUBLIC — MINNESOTA
HENNEPIN COUNTY
My commission expires August 17, 1990

Shaun Freeburg
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Willis Calvin Lewis, ~~a~~unmarried
Wdl

TO
Mark N. Magnuson, unmarried

MONTGOMERY, CRAWFORD, HARBEMAN & WEST
215 CENTERVIEW DRIVE, SUITE 104
BRENTWOOD, TENNESSEE 37027

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
			42000.00- CAMT.	
			117.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 124.10-	
			4186A06/02/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 9 9 1

IDENTIFICATION REFERENCE

JUN 2 10 48 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 88595