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FILE IN BOX #4

FORM NO. WD-1

#87-6-9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,969.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 1987.

Notary Public

MY COMMISSION EXPIRES: February 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
CHARLES E. GRIFFITH (NAME)	National Mortgage Company (NAME)	Map 34-3
2120 Paula Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 2
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	FB# 10D-43030

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, ANTHONY W. AVANS and DEBORAH D. AVANS, his wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. GRIFFITH and wife, KATHRYN GRIFFITH

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 Lot No. 246 on the Plan of Shepherd Hills, Section 4, as of rcord in Book 2854, Page 100, said Register's Office.

Said Lot No. 246 fronts 144.3 feet on the northeasterly margin of Paula Drive, and runs back 220 feet on the southwesterly line and 323.3 feet on the northeasterly line, to a line in the rear, measuring 182.2 feet thereon.

Being the same property conveyed to Anthony W. Avans and wife, Deborah D. Avans, by Deed from Lawrence R. Nale and wife, Bobbie G. Nale, of record in Book 6978, Page 440, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

For and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated September 10, 1096, and filed for record September 15, 1986, in the office of the recorder of deeds of Davidson County, Tennessee in Book 6978, Page 443, and note of even date thereby secured, in the original principal amount of $80,295.00 payable to National Mortgage Company which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

(Continued on back)

unimproved (xx) / This is improved (xx) property, known as 2120 PAULA DRIVE, (House Number) (Street) MADISON, TENNESSEE 37115 (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 their hands this 8th day of June, 1987

ANTHONY W. AVANS

DEBORAH D. AVANS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jonathan J. Foley, Jr., a Notary Public in and for said County and State, the within named ANTHONY W. AVANS and DEBORAH D. AVANS

the bargainor s, 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 Nashville, Tennessee, this 8th day of June, 1987.

Notary Public

Commission Expires February 19, 1988

STATE OF TENNESSEE
Davidson County

Before me, Jonathan J. Foley, Jr. 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 ANTHONY W. AVANS 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 Nashville, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires 2/19/88

WARRANTY DEED

FROM
ANTHONY W. AVANS and DEBORAH D. AVANS

TO
CHARLES E. GRIFFITH and wife, KATHRYN GRIFFITH

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

(Continued from front)
The grantee further hereby assumes the obligations of Anthony W. Avans under the terms of the instruments creating the loan to idemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the Indebtedness above mentioned.

35617

IDENTIFICATION REFERENCE

JUN 11 2 49 PM '87

FILED & RECORDED 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

85969.20- CAMI.
240.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 247.31-
0323A06/11/87 BAL .31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3561 7.

IDENTIFICATION REFERENCE

JUN 11 2 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92640