FILE BOX "7" · FILE NO. 21736

BOOK 7278 PAGE 591 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE 19 87

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATHY LEE WRIGHT et al (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	MAP 83-7
701 Powers Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	PAR. 114 CO.
Nashville, TN. 37206 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	15DA-48715

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, BRIEN W. ALBERTS and JULIE A. TRONCA, both unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHY LEE WRIGHT and ELIZABETH CARROLL

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 Part of Lot No. 13, Block "A", Tillman Subdivision, Part 1, as of record in Book 1130, Page 29, Register's Office for Davidson County, Tennessee. SAID part of Lot 13 fronts 65 feet, more or less, on the west line of Powers Avenue; thence around a curve in a southwest direction 31.14 feet to a point; thence, west along Eastland Avenue 135 feet to a point; thence, north 90 feet to a point; thence east 160 feet to the beginning, described according to a survey of Campbell Surveying Co., dated February 5, 1987.

BEING the same property conveyed to Brien W. Alberts and Julie A. Tronca, both unmarried, by deed from William C. Wright, of record in Book 7158, page 659, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to NATIONAL MORTGAGE COMPANY of record in Book 7158, page 662, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved / improved XX property, known as 701 Powers Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (State 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 our selves, 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 22nd day of June, 19 87

BRIEN W. ALBERTS

JULIE A. TRONCA

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BRIEN W. ALBERTS and JULIE A. TRONCA, both unmarried,

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 22nd day of June, 1987.

Notary Public

Commission Expires 1-10-89

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

TO

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
			60500.00- CAMT.	
			191.80 CSTAX	
			.50 PRFEE	
			6.00 RDFEE	
			CHECK 198.30-	
			3372A06/25/87 BAL .20	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39990

IDENTIFICATION REFERENCE

JUN 25 1 53 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 97580