ADDRESS NEW OWNER:
James Melvin Haney, et ux
1037 Percy Warner Blvd.
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Countrywide Funding Corporation
P.O. Box 7137
Pasadena, CA 91109-7137

MAP / PARCEL NOS:
Map 129-8
Parcel 26

BOOK 7279 PAGE 176

WARRANTY DEED

For good and valuable consideration paid and received, the Grantors, E. A. SELLERS and wife, BLANCHE M. SELLERS, have bargained and sold and by these presents do transfer and convey unto the Grantees, JAMES MELVIN HANEY and wife, SAVANA HANEY, their heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 37 on the plan of Warner Park Valley, Section 1, as of record in Book 3600, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 100 feet on the northerly side of Percy Warner Boulevard and runs back between parallel lines 190.84 feet to a dead line.

Being property conveyed to E. A. Sellers and wife, Blanche M. Sellers, by deed from Dan G. Chester, Jr., and wife, Sara R. Chester, of record in Book 4249, page 886, said Register's Office.

This is improved property known as 1037 Percy Warner Blvd., Nashville, TN 37205.

Said property is conveyed subject to setback lines, easements, and restrictions of record, to the lien of 1987 ad valorem taxes, and to the right of the Grantors herein to remain in possession of the property until July 1, 1987, which said right of possession is herein expressly reserved by the Grantors.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns, forever. And the Grantors covenant with the Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered except as stated above. And the Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 25 day of June, 1987.

E. A. Sellers

Blanche M. Sellers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 1987, before me personally appeared E. A. Sellers and wife, Blanche M. Sellers, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed. In witness whereof, I have hereunto set my hand and official seal of office.

My commission expires JAN 10, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The greater of the property value or actual consideration for this transfer is $100,000.00.

Affiant

Sworn to and subscribed before me
this 25th day of June, 1987.

My commission expires JAN. 10, 1989

Notary Public

This instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, TN 37201

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

RECEIVED OF _____

FOR _____

BOOK 7279 PAGE 177

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
			10[illegible].00- CASH	
			280.00 CASH	
			.50 REF	
			6.00 MISC	
			CHECK 286.50-	
			453/AUG/26/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40141

IDENTIFT REFERENCE

JUN 26 [illegible] AM '87

DAVIDSON COUNTY, TN

No. 97738