File 1

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 19 87

Notary Public

MY COMMISSION EXPIRES: November 1, 1987

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Debra Ann Flanigan (NAME)	City Federal Savings Bank (NAME)	108-16-0
1007 Hammack Court (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	311.00
Nashville,TN 37214 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (CITY) (STATE) (ZIP)	

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, Robert E. LaBrec and wife, Ithaca S. LaBrec

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Debra Ann Flanigan and Ruthan A. Hall, As joint tenants with right of survivorship.

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. 74B of the Zone Lot Division of Lots 53, 55, and 70 thru 74, Percy Priest Woods Section 3, as of record in Plat Book 6250, Page 583, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert E. LaBrec by deed from Percy Priest Woods, of record in Book 7102, Page 174, Register's Office for Davidson County, Tennessee.

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

Ithaca S. LaBrec joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This instrument is executed on behalf of Robert E. LaBrec by Carl C. Green, Jr. as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7245, Page 651, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Ithaca S. LaBrec by Carl C. Green, Jr. as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 7245, Page 649, in the Register's Office for Davidson County, Tennessee.

This is unimproved {X} improved { } property, known as 1007 Hammack Court, Nashville,TN 37214
(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 our hand s this 13th day of July, 19 87

Robert E. LaBrec
By: Robert E. LaBrec
Carl C. Green, Jr., Attorney-in-fact
by Carl C. Green
atty in fact

Ithaca S. LaBrec
By: Ithaca S. LaBrec
Carl C. Green, Jr., Attorney-in-fact
by Carl C. Green
atty in fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

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

4552

IDENTIFICATION REFERENCE

TO

Jul 14 11 10 AM '87

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 1987 before me personally appeared Carl C. Green, Jr., me known to be the person who executed the foregoing instrument in behalf of Robert E. LaBrec et ux Ithaca S. LaBrec and acknowledged that he executed the same as the free act and deed of the said Robert E. LaBrec et ux Ithaca S. LaBrec through Power of Attorney granted him by the said Robert E. LaBrec et ux Ithaca S. LaBrec.

Commission expires: 11/1/87

Gary B. Jones
Notary Public

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

59000.00- CAMA
165.20 CSTAX
.50 PRFEE
6.00 MORTG
CHECK 171.70-
9606A07/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45525

IDENTIFICATION REFERENCE

JUL 14 11 10 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 103784