Box 8-4

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
James S. Farrin	Troy and Nichols, Inc.	MAP 117-8
1614 Stokes Lane		PARCEL 84
Nashville, TN 37215	P.O. Box 4025	16DA-01610
	Monroe, LA 71211-4025	

WARRANTY DEED

BOOK 7308 PAGE 208

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Henrietta T. Grubbs and Don P. Ferguson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James S. Farrin hereinafter called the Grantee, Grantee's 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. 11 on the plan of the A. B. Montgomery Lands of record in Chancery Court Plan Book 1, page 22, and being part of Lot No. 4 on the Map of Eason's Second Subdivision of Belmont Terrace Annex No. 2 of record in Book 547, page 80, both in Register's Office for Davidson County, and being described according to survey by John Kohl & Company, P.C., Tennessee No. 100, dated June 8, 1987, as follows:

SAID portions of Lots adjoin and together front 63 feet on the northerly margin of Stokes lane and extends back 186.20 feet more or less on the broken westerly line and 147.2 feet more or less on the easterly line to a dead line in the rear, measuring 52.3 feet more or less thereon.

Being the same property conveyed to Henrietta T. Grubbs and Don P. Ferguson by deed from Ernestine J. Barbee, unmarried of record in Book 6896, page 768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Jul 28 9 53 AM '87

IDENTIFI REFERENCE

49975.

This is (un)improved property, known as 1614 Stokes Lane, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of July, 1987.

Don P. Ferguson

Henrietta T. Grubbs

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of July, 1987, before me personally appeared Henrietta T. Grubbs and Don P. Ferguson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 94,000.00.

Kim Miller Davis
Affiant

Subscribed and sworn to before me, this the 24th day of July, 1987.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from: Henrietta T. Grubbs and Don P. Ferguson

to: James S. Farrin

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 7308 PAGE 210

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
			94000.00- CAMT.	
			263.20 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 270.70-	
			4780A07/28/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49975

IDENTIFICATION REFERENCE

Jul 28 9 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108847