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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July 19 87

Notary Public

MY COMMISSION EXPIRES: 9/6/89

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alan B. Wooten (NAME)	Empire of America Realty Credit (NAME)	MAP 41-4
4032 Yoest Drive (STREET ADDRESS OR ROUTE NUMBER)	Two Empire Plaza, 100 Seneca St. (STREET ADDRESS)	PARCEL 30
Nashville, TN 37201 (CITY) (STATE) (P.O. ZIP)	Buffalo, New York 14203 (CITY) (STATE) (ZIP)	10D35700

FOR AND 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, Walter E. Sullins and wife, Esther R. Sullins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan B. Wooten and wife, Melanni L. Wooten

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.

BEING Lot No. 39 on the Plan of Dalemere Subdivision, Section 3, of record in Plat Book 3300, page 6, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Walter E. Sullins and wife, Esther R. Sullins, by deed from Michael G. Graham and wife, Donna F. Graham, of record in Book 5640, page 224, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3250, Page 299, Register's Office for said County.

50031

IDENTIFICATION REFERENCE

Jul 28 10 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 4032 Yoest Drive, Nashville, TN 37201
(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 heir 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 27th day of July, 19 87

Esther R. Sullins

Walter E. Sullins

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter E. Sullins and wife, Esther R. Sullins

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. (or proved to me on the basis of satisfactory evidence) Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 19 87.

Commission expires 9/9/89

Patricia A. Larue
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Walter E. Sullins
Esther R. Sullins

TO

Alan B. Wooten
Melanni L. Wooten

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

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

116000.00- CASH
324.00 CITY
.50 PRFEE
6.00 40[illegible]
CHECK 111.50-
4836A07/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50031

IDENTIFICATION REFERENCE

JUL 28 10 50 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.108903