BOOK 7385 PAGE 392 File Box 43

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Wanda M. Nicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF October, 19 87.

Notary Public

MY COMMISSION EXPIRES 3-11-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE ELEVEN UNION STREET, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Wanda M. Nicks and Philip L. Champion	COUNTRYWIDE FUNDING CORPORATION	108-12
(NAME)	(NAME)	
3216 Lakeford Drive	P. O. Box 7137	Par #11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	115 N. Lake Avenue Pasadena, CA 91109-7137	3D-86265
(CITY) (STATE) (P.O. ZIP)	(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, Connecticut National Bank, Successor to ~~Jefferson Federal Savings~~ and Loan Assoc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wanda M. Nicks, unmarried and Philip L. Champion, unmarried

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. 31A on the Plan of Zone Lot Division Lots 31 & 63, East Lake Subdivision, Section 3, of record in Book 5200, Page 342, as amended in Plat Book 5800, Page 217, said Register's Office.

SAID Lot No. 31A fronts 37.82 feet on the easterly margin of Lakeford Drive and extends back 143.0 feet on the northerly line and 143.0 feet on the southerly line to a dead line in the rear measuring 37.03 feet thereon.

BEING the same property conveyed to Connecticut National Bank, Successor to Jefferson Federal Savings & Loan Assoc. by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Book 7296, Page 53, Register's Office for Davidson County, Tennessee.

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

CHECK

This is unimproved ( ) improved (XX) property, known as 3216 Lakeford Drive (House Number) (Street) Nashville, TN 37214 (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. claiming the same by, through or under the grantor, but not further or otherwise.

W.N. P2C

Witness its hand this 20th day of October, 19 87

CONNECTICUT NATIONAL BANK

By: Drayton Heard / Title
Senior Vice President

10/23 12:56 2941

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, 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_____.

Commission expires _____

_____
Notary Public

STATE OF CONNECTICUT
COUNTY OF HARTFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Drayton Heard or proved to me upon the basis of satisfactory evidence with whom I am personally acquainted and who upon ~~(his oath)~~ ~~(their / several / oaths)~~ acknowledged ~~(himself)~~ ~~(themselves)~~ to be the Senior Vice President ~~and~~ _____ respectively of the Connecticut National Bank the within named bargainor, a corporation, and that (he) as such Senior Vice President ~~and~~ _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Drayton Heard as such Senior Vice President ~~and attesting the same by the said as such~~ _____.

Witness my hand and official seal at office at Hartford, Connecticut on this the 20th day of October, 19 87.

My commission expires 3/31/90

Notary Public (Seal)

SPECIAL
WARRANTY DEED

FROM
Connecticut National Bank

TO
Wanda M. Nicks
and
Philip L. Champion

Return to:
LAWYER'S ESCROW SERVICE
ONE ELEVEN UNION STREET
NASHVILLE, TENNESSEE 37201

7.6.3 9.9

IDENTIFICATION REFERENCE

Oct 22 3 07 PM '87

DAVIDSON COUNTY, TN

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

430[illegible].00- CANT.
120.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 126.90-
5491A10/22/07 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6.3.9.9

IDENTIFICATION REFERENCE

Oct 22 3 07 PM '07

FELIX Z. WILSON, II REG.
DAVIDSON COUNTY, TN

No. 28871