file box 8/jcb

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

ADDRESS NEW OWNER:
W. Douglas McDowell
621 Royal Oaks Place
Nashville, TN 37205

MORTGAGEE:
Sears Mortgage Corporation

300 Knightsbridge Parkway
Lincolnshire, IL 60069

MAP-PARCEL NUMBERS:
MAP 130-3
PARCEL 59
BM-08110

WARRANTY DEED

BOOK 7387 PAGE 794

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, L. H. Armistead, III, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto W. Douglas McDowell and Patricia A. Deegan, both unmarried 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 the southerly 50 feet of Lot No. 7 and the northerly 50 feet of Lot No. 9 on the plan of Resubdivision of Royal Oaks, Section "A", of record in Book 1424, page 55, Register's Office for said County.

SAID portions of Lots Nos. 7 and 9 adjoin and together front 100 feet on the westerly margin of Royal Oaks Place and extend back between parallel lines, a distance of 225 feet to a dead line in the rear.

BEING the same property conveyed to L. H. Armistead, III (unmarried) by deed from Thomas H. McKelvey, Jr., and wife, Amy S. McKelvey of record in Book 6306, page 229, 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.

7.73 IDENTIFICATION REFERENCE
Oct 27 10 47 AM '87
DAVIDSON COUNTY, TN

This is (~~an~~) improved property, known as 621 Royal Oaks Place, Nashville, TN 37205.

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 23rd day of October, 19 87.

L. H. Armistead, III

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of October, 19 87, before me personally appeared L. H. Armistead, III, unmarried, 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 his free act and deed.

My Commission Expires: 11-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7387 PAGE 795

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 $ 190,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 23rd day of October, 1987.

My Commission Expires: 10-24-88

_____
Notary Public

WILKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
. H. Armistead, III, unmarried

to:
l. Douglas McDowell and Patricia A.
keegan, both unmarried

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

TN-27092

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7387 PAGE 796

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

100000.00- CONST.
532.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 538.50-
6609A10/27/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7-3.1.1

IDENTIFICATION REFERENCE

OCT 27 10 47 AM '87

DAVIDSON COUNTY, TN

No. 29963