Title 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 $ 57,490.95

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF November, 19 87

_____
Notary Public

MY COMMISSION EXPIRES: October 9, 1991
(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: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Joseph T. Ferrell (NAME)	Mortgage & Trust, Inc. (NAME)	136-03-0A
3880 Priest Lake Drive #30 (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3301 (STREET ADDRESS)	114.00 I.C.
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Houston, TX 77253-339 (CITY) (STATE) (ZIP)	05059693

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, M. Bradshaw Darnall, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph T. Ferrell and wife, Tennie M. Ferrell

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. 30, Building No. 14, in a Horizontal Property Regime on the Plan of Priest Lake Park Condominium Townhouses, Phase 1, of record in Book 4460, Page 79, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to M. Bradshaw Darnall, III, unmarried by deed from Daniel Wojcik et ux Marilyn Wojcik, of record in Book 6975, Page 611, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Mortgage & Trust, Inc. of record in Book 6975, Page 614, said Register's Office with a present unpaid balance of approximately $51,490.95, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

Certain conditions, restrictions, and covenants as set out in the Master Deed and Bylaws Establishing a Horizontal Property Regime for Priest Lake Park Condominium Townhouses as of record in Book 4651, Page 412, Book 4943, Page 692, Book 4979, Page 939, Book 5083, Page 417, Book 5189, Page 671, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) / improved (X) property, known as 3880 Priest Lake Drive #30, Nashville, TN 37217
(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 my hand this 11th day of November, 19 87

M. Bradshaw Darnall, III

M. Bradshaw Darnall, III

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Bradshaw Darnall, III

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

Witness my hand and official seal at Antioch, Tennessee, this 11th day of November, 19 87.

Notary Public

Commission Expires October 9, 1991

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
M. Bradshaw Darnall, III

TO
Joseph T. Ferrell and wife, Tennie M. Ferrell

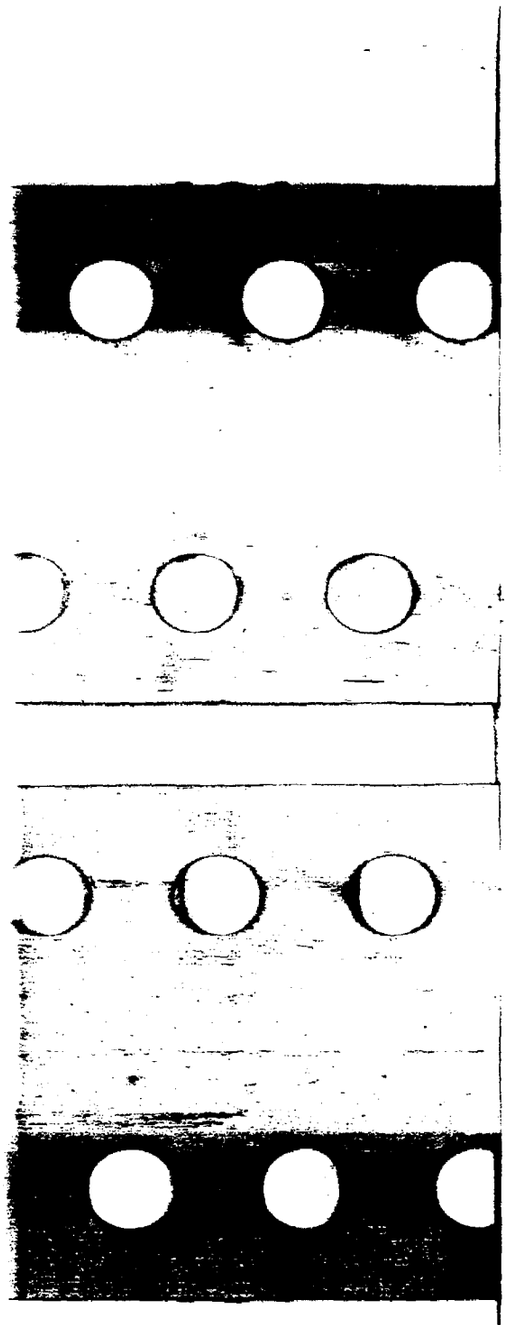
8:28:07.

IDENTIFICATION REFERENCE

Nov 16 2 29 PM '87

FELIX Z. WILSON II Register
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



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

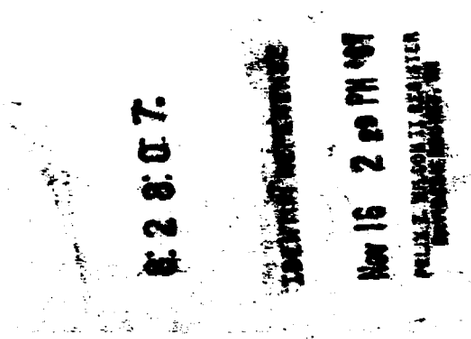
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

57490.95- CAMT.
161.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 167.50-
2976A11/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



No. 36158