file box 87jcb

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

ADDRESS NEW OWNER:
Alfred B. Strayhorn, Jr.
701 Kendall Drive
Nashville, TN 37209

MORTGAGEE:
First Federal Savings Bank of Tennessee
101 West Lincoln Street
Tullahoma, TN 37388

MAP-PARCEL NUMBERS:
MAP 103-6
PARCEL 234
8DA-56684

WARRANTY DEED

BOOK 7448 PAGE 743

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, William Z. Saltonstall and wife, Spencer S. Saltonstall hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alfred B. Strayhorn, Jr. and wife, Martha Dell Strayhorn 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 Lot No. 14 on the plan of Brookside Courts Addition No. 3 of record in Book 1835, page 107, Register's Office for said County.

SAID Lot No. 14, which is a corner lot, fronts 80.27 feet on the westerly margin of Kendall Drive and fronts 159.84 feet on the southerly margin of Stoneway Trail, said frontages being joined by a curve having a length of 40.43 feet, and extends back 186.4 feet on the southerly line and 69.4 feet on the westerly line to a point of intersection.

BEING the same property conveyed to William Z. Saltonstall and wife, Spencer S. Saltonstall by deed from John L. Denson, IV, and wife, Deborah G. Denson of record in Book 7285, page 289, 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.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Biltmore Mortgage Company, of record in Book 7285, page 292, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee. ** see reverse

This is (xx)improved property, known as 701 Kendall Drive, Nashville, TN 37209.

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 13th day of January, 19 88.

Spencer S. Saltonstall
Spencer S. Saltonstall
BY: Ann Hutton, Attorney in Fact

William Z. Saltonstall
William Z. Saltonstall
BY: Ann Hutton, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

_____
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 $ 103,000.00.

Alfred B. Strayhorn, Jr.
Affiant

Subscribed and sworn to before me, this the 13th day of January, 1988.

My Commission Expires: Oct 9, 1991

Notary Public

**This instrument is executed on behalf of William Z. Saltonstall and wife, Spencer S. Saltonstall by Ann Hutton as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to this deed and incorporated herein by reference.

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 Ann Hutton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of William Z. Saltonstall and wife, Spencer S. Saltonstall as their Attorney in Fact as the free act and deed of the within named William Z. Saltonstall and wife, Spencer S. Saltonstall

Witness my hand and official seal at Nashville, Tennessee, this the 13th day of January, 1988.

NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
William Z. Saltonstall and wife,
Spencer S. Saltonstall

to:
Alfred B. Strayhorn, Jr. and wife,
Martha Dell Strayhorn

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

TN-27262

STATE OF TENNESSEE

COUNTY OF DAVIDSON

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Ann Hutton
Affiant

Sworn to and subscribed before me this 13th day of January, 19 88.

Christy Wilkins Lacey
Notary Public

My Commission Expires: Oct 9, 1991

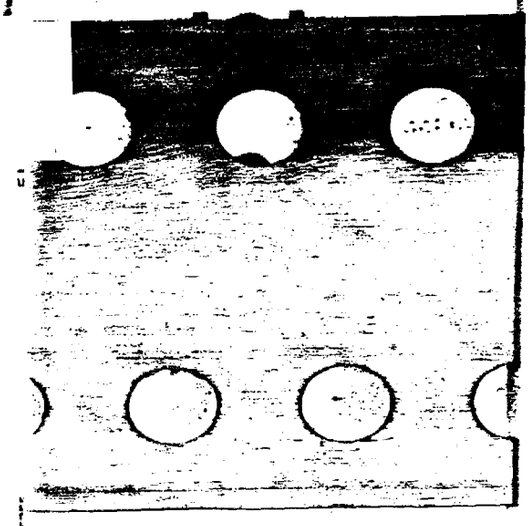
CHRISTY WILKINS LACEY NOTARY PUBLIC AT LARGE

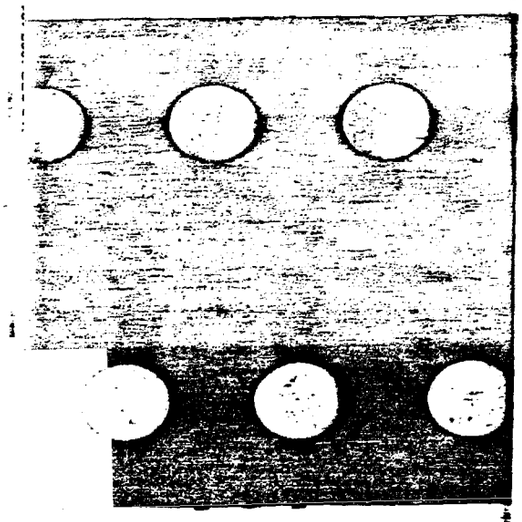
JAN 14 10 13 AM '88
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9.7.293

7940 01/14 0101 03CHECK 287.90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7448 PAGE 746

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
				CAMT 103000.00
				CON TX 288.40
				PRFEE 0.50
				WDEED 9.00
				TOTAL 297.90
				CHECK 297.90
01/14/88		01		10:14 0001 7940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.2.9 3

IDENTIFI REFERENCE

JAN 14 10 13 AM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 52926