BOOK 7458 PAGE 63 File in Box # 4
#88-1-14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 1988.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arline F. Irvine (NAME)	"OWNERS" (NAME)	Map 72-6
1013 Thomas Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 148
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB#15DA-5420

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, Thomas A. Bryant and Sandra G. McKeever, as tenants-in-common

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arline F. Irvine and James C. Thomas, as tenants in common with right of survivorship

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 the West 50 feet on the East 112 1/2 feet of Lot No. 8 on the Map of E. J. Childers Subdivision, of the J. H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County.

Said part of Lot No. 8 fronts 50 feet on the Northerly side of Thomas Street as widened and runs back between parallel lines 177 feet, more or less, to the South line of Lot No. 7.

BEING the same property conveyed to Thomas A. Bryant and Sandra G. McKeever, as tenants-in-common, by Deed from Lassie M. Hargis, a widow, of record in Book 7345, Page 691, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Carla Sue Bryant, wife of the above named Thomas A. Bryant, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

Tedd McKeever, husband of the above named Sandra G. McKeever, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

Vernon A. Bryant, husband of Shirley A. Hargis Bryant, deceased, joins in this conveyance to release any and all rights which he may have in and to the above subject premises.

This is improved (XX) unimproved property, known as 1013 Thomas Avenue, Nashville, Tennessee 37216
(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 their hand s this 27th day of January, 1988

Thomas A. Bryant

Sandra G. McKeever

Carla Sue Bryant

Tedd McKeever

VERNON A. BRYANT

01 CHECK 73.70

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named Thomas A. Bryant and Sandra G. McKeever and Carla Sue Bryant and Tedd McKeever and Vernon A. Bryant,

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

Witness my hand and official seal at Nashville, Tennessee, this 27th day of January, 1988.

Notary Public

Commission Expires November 10, 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
Thomas A. Bryant and Sandra G. McKeever

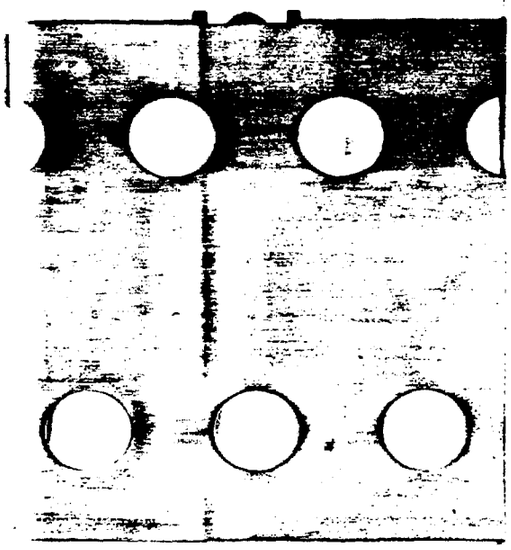
TO
Arline F. Irvine and James C. Thomas

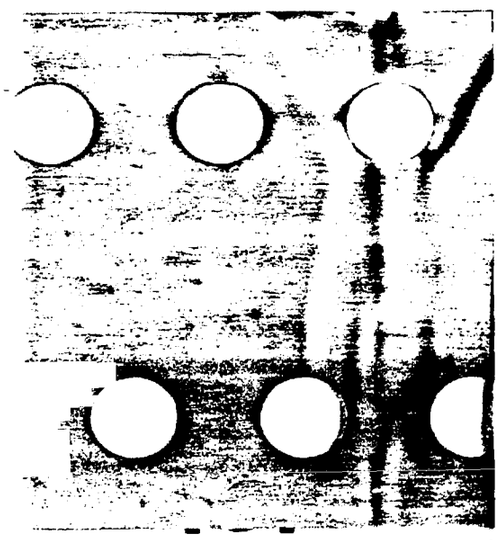
FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

IDENTIFICATION REFERENCE

JAN 28 11 57 AM '88
DAVIDSON COUNTY, TN

00943





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

CAMT	24000.00
CON TX	67.20
PRFEE	0.50
MDEED	6.00
TOTAL	73.70
CHECK	73.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1-28-88 01 10:59 0001 2205

00943

IDENTIFT REFERENCE

JAN 28 11 57 AM '88

DAVIDSON COUNTY, TN

No. 57097