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BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52477.02

I E Baldwin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 1988

Notary Public

MY COMMISSION EXPIRES 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
I. E. Baldwin (NAME)	City Federal Savings & Loan (NAME)	076-01-0
509 Debbie Drive (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	117.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Somerset, NJ 08873 (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, Richard G. Casada, Sr. and wife, Karen G. Casada

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO I. E. Baldwin

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 107B on the plan of zone lot division Tulip Grove Woods, Phase I, of record in Book 6200, page 69, as amended in Book 6250, page 324, said Register's Office. SAID Lot No. 107B fronts 75.32 feet on the westerly margin of Debbie Drive and extends back 156.08 feet on the southerly line and 97.56 feet on the northerly line to a dead line in the rear, measuring 64.74 feet thereon.

BEING the same property conveyed to Richard G. Casada, Sr. and wife, Karen G. Casada, an undivided two-thirds interest and unto Ryan G. Casada, an undivided one-third interest of record in Book 6573, page 381 and re-recorded in Book 6587, page 596, both in the Register's Office for said County. Ryan G. Casada and wife, Dianna Casada having quitclaimed their one-third undivided interest to Richard G. Casada, Sr. and wife, Karen G. Casada of record in Book 7168, page 222, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictive convenants of record in Book 6369, page 879, said Register's Office, and to the matters set forth in the above referenced plan of record.

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 balance of a note secured by a first mortgage Deed of Trust, of record in Book 6531, page 893, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is unimproved ( ) improved (X) property, known as 509 Debbie Drive (House Number) (Street) Hermitage, TN 37076 (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 our hand S; this 29th day of January, 1988

Richard G. Casada, Sr.

Karen G. Casada

INDIVIDUAL ACKNOWLEDGEMENT

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State of Tenneesee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Richard G. Casada, Sr. and wife, Karen G. Casada

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand at office, this 29th day of January, 1988.

NOTARY PUBLIC

My commission expires: 2-13-91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____ this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Richard G. Casada, Sr. and wife, Karen G. Casada

TO

I. E. Baldwin

FEB 3 10 50 AM '88

REGISTER'S OFFICE WILLIAMSON COUNTY, TN

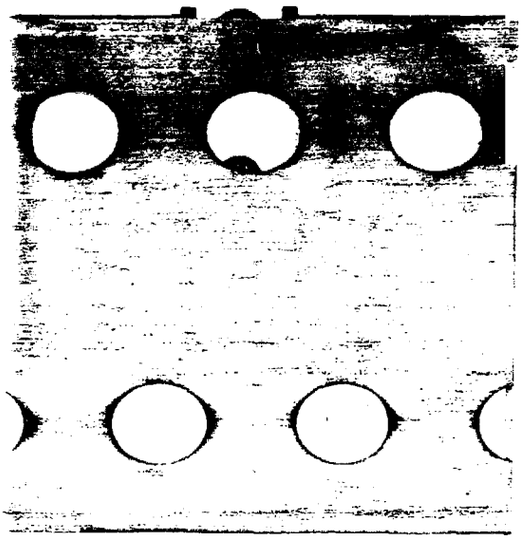
IDENTIFICATION REFERENCE

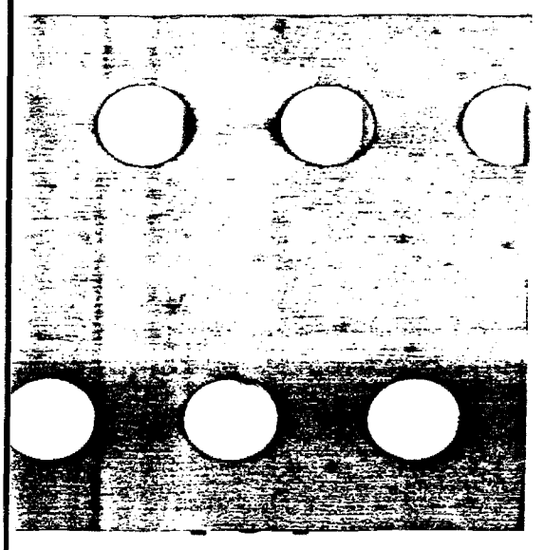
0 2 2 9 5

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027

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 52477.92
CON TX 147.00
PRFEE 0.50
WDEED 6.00
TOTAL 153.50
CHECK 153.50

02/03/88 01 10:59 0001 3709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02265

IDENTIFICATION REFERENCE

FEB 3 10 58 AM '88

DAVIDSON COUNTY, TN

No. 58566