STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 19 88

Notary Public

MY COMMISSION EXPIRES 5-9-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
1187 VULTEE BOULEVARD - NASHVILLE, TENNESSEE 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
Larry E. Deaton, Jr. (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP 83-9
411 North 15th Street (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 277
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	23W-13195

FOR AND 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, Danny T. Woodard and wife, Phyllis Ann Woodard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry E. Deaton, Jr., unmarried

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:

Being Lot No. 17, on the Plan of J. J. Tramble Tract as of record in Plan Book 431, Page 29, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the easterly side of North Fifteenth Street and runs back between parallel lines 200 feet to an alley.

Being the same property conveyed to Danny T. Woodard and wife, Phyllis Ann Woodard by deed from Sherman W. Majors and wife, Reda G. Majors of record in Book 6943, Page 986, Register's Office for said County.

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

0 6 7 9 5

IDENTIFICATION REFERENCE

FEB 23 10 27 AM '88

DAVIDSON COUNTY, TN

9068 02/23 0101 03CHECK 125.50

unimproved ( )
This is improved (X) property, known as 411 North 15th Street, Nashville, Tennessee 37206
(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 our hand s this 17th day of February, 19 88

Danny T. Woodard

Phyllis Ann Woodard by Danny T. Woodard Attorney in Fact

BOOK 7474 PAGE 513

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 Danny T. Woodard ~~and wife, Phyllis Ann Woodard~~

the 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 purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 1988.

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named Sheila Burnham to be known to be the person who executed the foregoing XXXXXXXXXXXXXXXXXXXX instrument in behalf of Phyllis Ann Woodard acknowledged that he/she executed the same as the free act and deed of said Phyllis Ann Woodard by virtue of Power of Attorney, duly executed by said Phyllis Ann Woodard appearing of record in Book 7474, Page 511, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 17th day of February, 1988.

My Commission Expires: 5-8-91

Notary Public

Commission expires

Notary Public

WARRANTY DEED

FROM

Danny T. Woodard and wife, Phyllis Ann Woodard

TO

Larry E. Deaton, Jr.

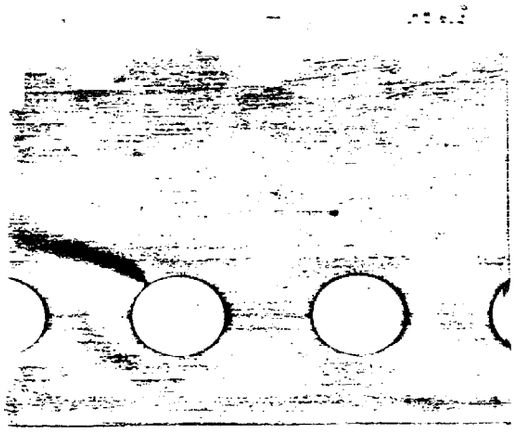
RETURN TO:

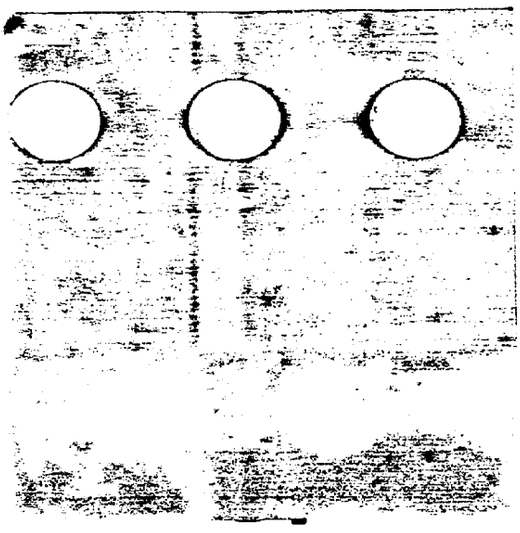
CUMBERLAND TITLE COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7474 PAGE 514

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	42500.00
			CON TX	119.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	125.50
			CHECK	125.50
02/23/88	01		10:28 0001	9068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 7 9 5

IDENTIFICATION REFERENCE

FEB 23 10 27 AM '88

DAVIDSON COUNTY, TN

No. 63821