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RE-RECORD BOOK 7475 PAGE 707

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,015.77

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 88

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
Derrick A. Cole (NAME)	City Federal Savings Bank (NAME)	136-14
1010 Carla Court (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	197.00
Nashville, TN 37217 (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, James H. Brewer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Derrick A. Cole and Mary Ann Cole, unmarried persons

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. 157A of the Zone Lot Division of Lots 155 thru 164 Harbor Gate Subdivision, Section 2, as of record in Plat Book 6900, Page 17, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James H. Brewer by deed from Alton W. Sullins, Sr. et ux Barbara G. Sullins, of record in Book 7354, Page 765, and re-recorded in Book 7457, Page 899, 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 City Federal Savings Bank of record in Book 7134, Page 1, said Register's Office with a present unpaid balance of approximately $75,265.77, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

Elizabeth P. Brewer joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This is improved (X) unimproved ( ) property, known as 1010 Carla Court, Nashville, TN 37217
(House Number) (Direct) (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 29th day of January, 19 88

James H. Brewer

Elizabeth P. Brewer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Brewer et ux, Elizabeth P. Brewer

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 Antioch, Tennessee, this 29th day of January, 19 88.

Lori Stephens 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 _____

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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
James H. Brewer

TO
Derrick A. Cole and wife, Mary Ann ~~Cole~~

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

RE-RECORD 0347.1
07226

IDENTIFICATION REFERENCE

FEB 24 11 11 AM '88

FEB 8 2 42 PM '88

DAVIDSON COUNTY, TN

5115 02/08 0101 03CHECK 233.30