WARRANTY DEED BOOK 7479 PAGE 8

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

Mail

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 31,000.

Arlin L McRae
Affiant

SWORN to and subscribed before me on this the 23 day of February, 1988.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 6-12-89

MORTGAGEE:

THIRD NATIONAL BANK
201 4th Ave North
Nashville, Tenn.
37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Arlin L. McRae	Same	83-10
116 Hidden Point		82
Hendersonville, Tenn 37075		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **RUTH F. FAULKNER**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **ARLIN L. McRAE**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING the northerly 20 feet of Lot No. 134 and all of Lot No. 135 on the Map of McEwen Place, as of record in Book 332, Page 133, Registers' Office for Davidson County, Tennessee.

SAID part of Lot No. 134 and all of Lot No. 135 fronts together 50 feet on the westerly side of Avondale Drive and runs back between parallel lines 128 feet to an alley.

BEING the same property conveyed to RUTH F. FAULKNER by Quitclaim Deed from ESTHER P. ROUTH of record in Book 7196, Page 656, Register's Office for Davidson County, Tennessee. The said Esther P. Routh having later died testate and leaving all her property to Ruth F. Faulkner by Will of record in Will Book 161, Page 848, Probate Court Clerk's Office, Davidson County, TN.

This is improved property known as 406 Avondale Drive, Nashville, TN 37206.

0 8 3 6 8

IDENTIFICATION REFERENCE

FEB 29 11 15 AM '88

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 23rd day of February, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ruth F. Faulkner
RUTH F. FAULKNER

STATE OF TENNESSEE

0854 02/29 0101 03CHECK 93.30

COUNTY OF SUMNER

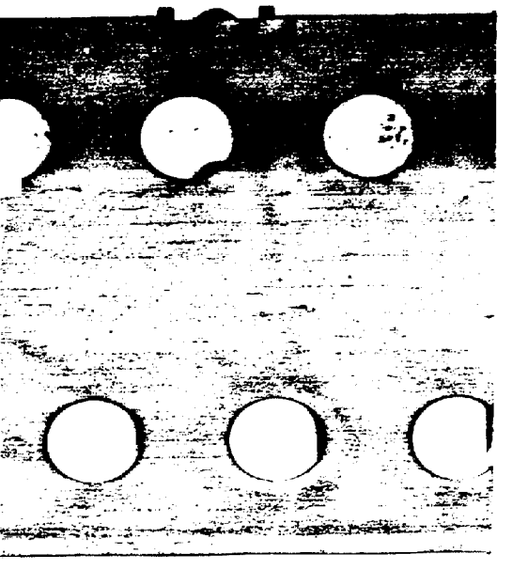
BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RUTH F. FAULKNER, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

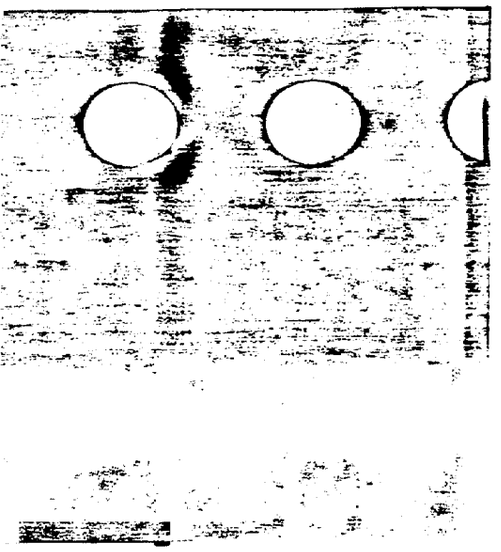
WITNESS my hand and official seal at Hendersonville, Tennessee, this the 23 day of February, 1988.

Mary V. Brooks
NOTARY PUBLIC

MARY V. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-12-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7479 PAGE 10

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 31000.00
CON TX 86.80
PRFEE 0.50
WDEED 6.00
TOTAL 93.30
CHECK 93.30

02/29/88 01 11:17 0001 0854

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.8.3.6.8.

IDENTIFI REFERENCE

FEB 29 11 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65575