file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
James W. Ray	BancBoston Mortgage Corporation	MAP 119-14
240 East Timmons Avenue	P.O. Box 10726	PARCEL 58
Nashville, TN 37211	Birmingham, AL 35202	6DA-31921

WARRANTY DEED BOOK 7495 PAGE 764

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Amer M. Takieddine and wife, Doris L. Takieddine hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James W. Ray and wife, Debra R. Ray hereinafter called the Grantee, Grantee's 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. 13 on the plan of Woodbine Courts, of record in Book 1130, page 39, Register's Office for said County.

SAID Lot No. 13 fronts 75 feet on the northerly margin of East Timmons Avenue and extends back between parallel lines, 156.5 feet to a dead line.

BEING the same property conveyed to Amer M. Takieddine and wife, Doris L. Takieddine by deed from James McAfee Miller and wife, Anita Orrey Miller of record in Book 7030, page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

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 principal balance of a note secured by a first mortgage deed of trust to Mortgage Corporation of the South, of record in Book 7030, page 731, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 240 East Timmons Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18th day of March, 19 88.

Doris L. Takieddine

Amer M. Takieddine

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of March, 19 88, before me personally appeared Amer M. Takieddine and wife, Doris L. Takieddine, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7495 PAGE 765

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 58,811.11.

James W. Ray
Affiant

Subscribed and sworn to before me, this the 18th day of March, 1988.

My Commission Expires: 10-24-88

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

14343

IDENTIFICATION REFERENCE

MAR 21 3 39 PM '88

ELLA Z WILSON IT REGISTER
DAVIDSON COUNTY, TN

7982 03/21 0101 03CHECK 171.14

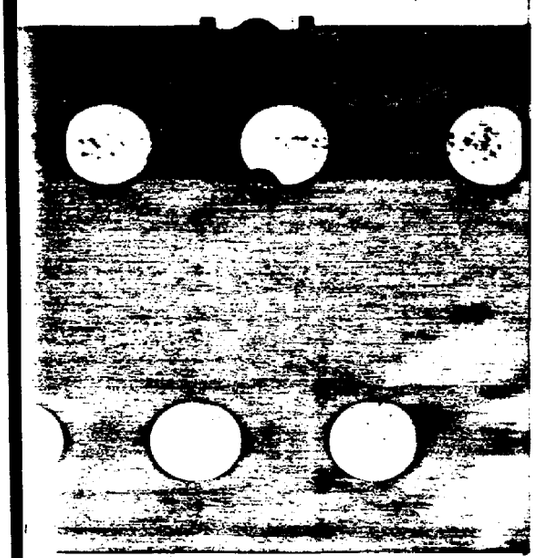
WARRANTY DEED

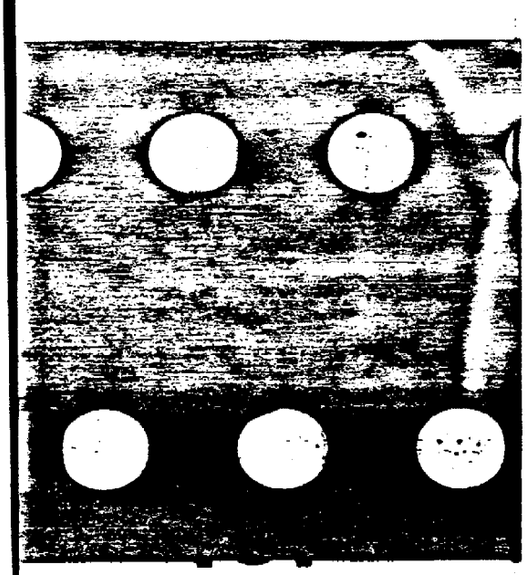
from:
Amer M. Takieddine and wife, Doris L. Takieddine

to:
James W. Ray and wife, Debra R. Ray

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27401





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7495 PAGE 768

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 58811.11
CON TX 164.64
PRFEE 0.50
WDEED 6.00
TOTAL 171.14
CHECK 171.14

03/21/88 01 15:43 0001 7982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14343

IDENTIFICATION REFERENCE

MAR 21 3 39 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72574