Box 8 cg

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

ADDRESS NEW OWNER:
Christina Y. Tallent
4417-19 Lealand Lane
Nashville, TN. 37204

MORTGAGEE:
Troy and Nichols, Inc.

P.O. Box 4025
Monroe, LA 71211-4025

MAP-PARCEL NUMBERS:
MAP 132-9
PARCEL 17
16DA-16088

WARRANTY DEED BOOK 7505 PAGE 582

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, Rodney A. English and wife, LaVerne C. English hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Christina Y. Tallent and husband, Marion B. Tallent 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 the northerly 23 1/2 feet of Lot No. 4 and the southerly 53 feet of Lot No. 5 on the unrecorded plan of Mrs. O. A. Allen's subdivision of the Hirsig Tract, described according to a survey made by W. B. Southgate, Surveyor, and further described according to a Mortgage Loan Inspection made by John Kohl and Co., P.C. dated March 16, 1988, as follows:

BEGINNING at a point in the center of Lealand Lane, formerly Lea Avenue, 676 1/2 feet north of the center of Battery Road; thence N 2 degrees 30 minutes E with the center of said Lealand Lane 76 1/2 feet to a point; thence westwardly parallel with and 23 1/2 feet south from the line of Lot No. 6 on said unrecorded plan 212.5 feet to a point; thence southwardly 76 1/2 feet to a point; thence eastwardly parallel with and 76 1/2 feet north of the line of Lot No. 3 on said unrecorded plan, 213 feet to the point of beginning.

BEING the same property conveyed to Rodney A. English by Quitclaim Deed from LaVerne C. English of record in Book 5411, page 685, 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. 0167 04/01 0101 03CHECK 362.10

This is (~~an~~) improved property, known as 4417-19 Lealand Lane, Nashville, TN. 37204.

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 31st day of March, 19 88

LaVerne C. English

Rodney A. English

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of March, 19 88, before me personally appeared Rodney A. English and wife, LaVerne C. English, 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 they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7505 PAGE 583

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 $ 127,000.00.

Christina Y. Tallent
Affiant

Subscribed and sworn to before me, this the 31st day of March, 1988.

My Commission Expires: 10-24-88

Notary Public

WILKINS JR. NOTARY PUBLIC AT LARGE

17696

IDENTIFICATION REFERENCE

APR 1 11 28 AM '88

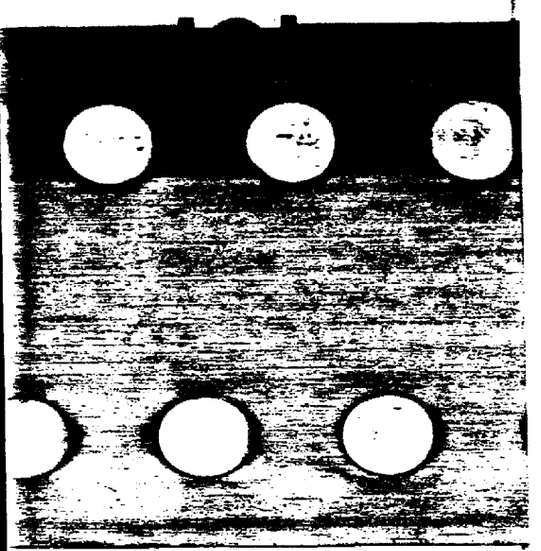
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

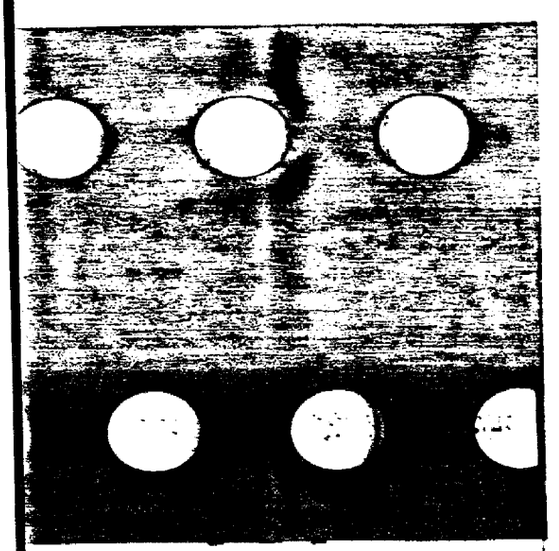
WARRANTY DEED

from:
Rodney A. English
and wife, LaVerne C. English

to:
Christina Y. Tallent and husband,
Marion B. Tallent

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 27420





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7505 PAGE 584

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 127000.00
CON TX 355.60
PRFEE 0.50
WDEED 6.00
TOTAL 362.10
CHECK 362.10

04/01/88 01 11:32 0001 0167

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17696

IDENTIFICATION REFERENCE

APR 1 11 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76385