BOK 40

This Instrument Prepared By:
Kenneth P. Ezell, Jr.
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
30th Floor
L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 7506 PAGE 252

Address New Owner(s) As Follows:	Mortgagee:	Map Parcel Numbers:
Michele Sinclair-Whitely	Investors Federal Savings Bank	Map 92-15 Parcel 111
416 Hunt Club Road	2021 Richard Jones Rd.	0364 04/01 0101 03CHECK 737.50
Nashville, TN 37027	Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, I, Howard C. Adams ("Grantor"), have bargained and sold and do hereby transfer and convey unto Michele Sinclair-Whitely ("Grantee"), her heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Elliston Place, being the east one-half of Lot No. 1 on the Percy D. Maddlin Subdivision of Lots 8, 9, 10, 15, 16 and 17 and the west one-half of Lots 11 and 18 of the Elliston Lands of record in Book 57, page 139, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> BEGINNING at a railroad spike in the northerly margin of Elliston Place, said spike being N 41° 00' 0" E, 131.00 from the easterly margin of Louise Avenue;
>
> THENCE, leaving said northerly line with the easterly line of property conveyed to B. E. Anthony, et al, by deed of record in Book 5031, page 163, Register's Office for Davidson County, Tennessee, N 31° 41' 56" W, 148.86 feet to a point in the southerly margin of an alley;
>
> THENCE, with said southerly margin N 58° 29' 04" E, 24.87 feet to a point;
>
> THENCE, with the westerly line of Lot No. 2 as shown on the plan of resubdivision of Lots 1, 2 and 3 of the Elliston Plan of record in Book 5200, page 250, Register's Office for Davidson County, Tennessee, S 31° 41' 56" E, 141.03 feet to a railroad spike in the northerly margin of Elliston Place;
>
> THENCE, with said northerly margin, S 41° 00' 00" W, 26.05 feet to the point of beginning.
>
> BEING the same property conveyed to Howard C. Adams by Warranty Deed from Marshall I. Karr and wife, Jacquelyn R. Karr, as of record in Book 6609, page 671, said Register's Office, and as re-recorded in Book 6813, page 54, said Register's Office.

This is improved property known as 2206 Elliston Place, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, her heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple; that he has good right to sell and convey the same; and that the same is unencumbered, except for: (1) 1988 real estate taxes which have been prorated between Grantor and Grantee; (2) an easement for that portion of the Property lying within the bounds of Elliston Place; (3) an easement for party wall of the adjoining building at 2208 Elliston Place; and (4) matters shown on the survey of the Property prepared by Barge, Waggoner, Sumner and Cannon dated October 12, 1987, and updated March 28, 1988.

AND Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

The Property is not the usual place of residence of the Grantor or Grantor's spouse.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31 day of MAR., 1988.

HOWARD C. ADAMS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

AFFIANT

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

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires July 13, 1991

My commission expires:

_____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public in and for said County and State, Howard C. Adams, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 1988.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE KENNETH P. EZELL JR.

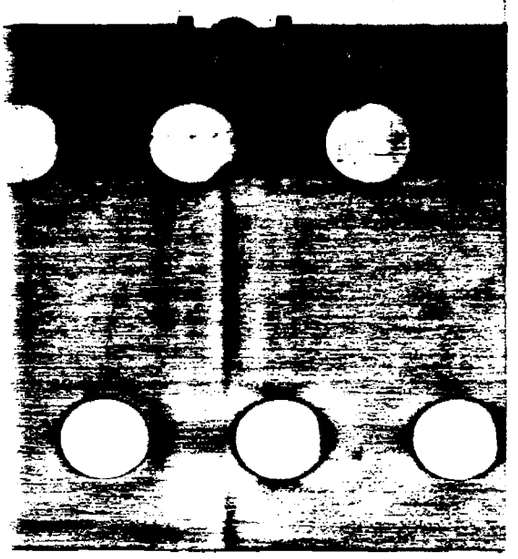
My commission expires:

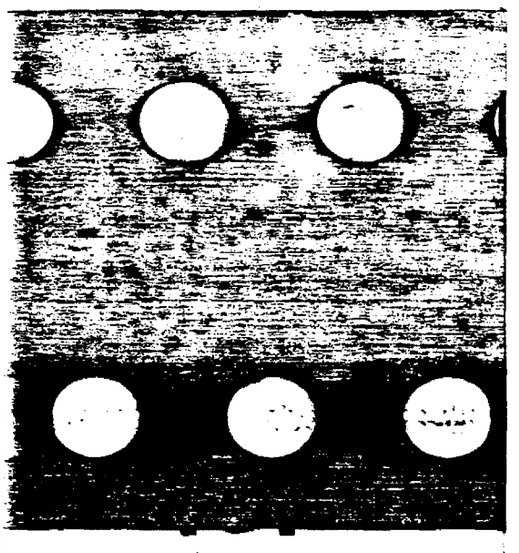
My Commission Expires July 13, 1991

IDENTIFICATION REFERENCE

APR 14 07 PM '88
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

178 75





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7506 PAGE 255

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	
	260000.00
CON TX	728.00
PRFEE	0.50
WDEED	9.00
TOTAL	737.50
CHECK	737.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/88 01 16:11 0001 0364

17875

IDENTIFICATION REFERENCE

APR 1 4 07 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76575