WARRANTY DEED

This instrument was prepared by 136.70
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Walter H. Carter 421 Rockwood Drive Hermitage, TN 37076	SAME	86-16-3

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 46,475.00 .

John A. Eakes
Affiant

Subscribed and sworn to before me this 15th day of April, 1988.

Margie Jones
Notary Public

NOTARY PUBLIC JONES COUNTY

My Commission Expires:
July 9, 1989

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledge, I Jane B. Eakes, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto Walter H. Carter, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND is Davidson County, Tennessee, being Lot No. 8 on the Plan of Hermitage Woods, a plat which is of record in Book 5050, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jane Eakes, by deed from Oakley Franklin, Jr. and wife, Sandra K. Franklin, of record in Book 6314, Page 986, Register's Office for Davidson County, Tennessee.

Luther Hoyte Eakes, husband of Grantee, joins in the execution of this conveyance for the sole purpose of conveying any and all marital rights he might have in and to the herein described property.

This conveyance is subject to:

1. The Plan of record in Book 5050, Page 109, shows an owner's certificate, certain notes, easements and setback lines.

2. Restrictive covenants of record in Book 5211, Page 812, Book 5239, Page 850 and Book 6145, Page 135, said Register's Office.

3. Deed of Trust executed by Ronnie D. Ragain and wife, Lynn W. Ragain, to Mickey Carroll, Trustee, of record in Book 5312, Page 28, Register's Office for Davidson County, Tennessee, to secure Western Pacific Financial Corporation, a note dated July 13, 1978, for the sum of $35,850.00, subject to the terms and conditions therein.

Grantee has agreed to assume and pay the Deed of Trust.

This is improved property, known as 421 Rockwood Drive, Hermitage, Tennessee 37076

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, successors and assigns forever, and I/we do covenant with the said Grantee(s) that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned, and taxes for the year 1988 which the Grantee(s) herein assume and agree to pay.

AND I/we do further covenant and bind myself/ourselves, and my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of April, 1988.

22648

IDENTIFICATION REFERENCE

APR 19 10 48 AM '88

RUSH

Jane B. Eakes

Luther Hoyte Eakes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of April, 1988, before me personally appeared Jane B. Eakes to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of April, 1988.

Margie Jones
Notary Public

My Commission Expires:
July 9, 1989

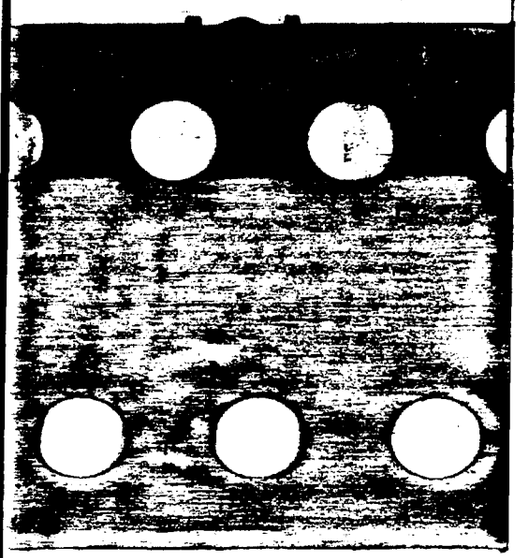
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

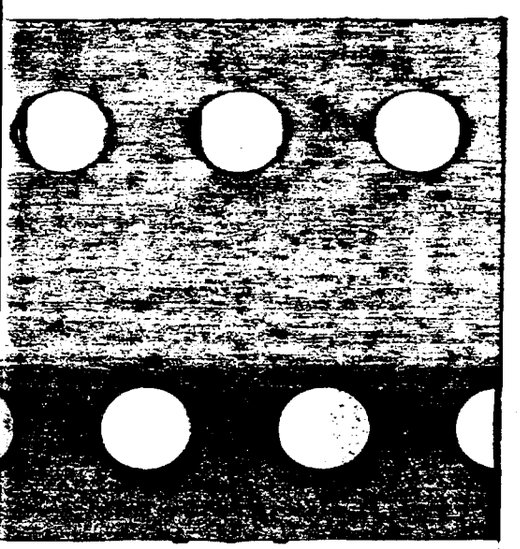
On this 15th day of April, 1988, before me personally appeared Luther Hoyte Eakes to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville, Tennessee this 15th day of April, 1988.

Jane B. Eakes
Notary Public

My Commission Expires:
3-11-90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7520 PAGE 507

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

DRAFT	46475.00
CON TX	130.20
PRFEE	0.50
WDEED	6.00
TOTAL	136.70
CHECK	136.70

04/19/88 01 10:50 0001 5956

22648

IDENTIFICATION REFERENCE

APR 19 10 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 82082