File #

BOOK 7522 PAGE 146

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,556.37

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 1988.

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J.B. & Associates (NAME)	Chemical Mortgage Company (NAME)	Map 103-4
6445 Charlotte Road Circle (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	Parcel 284
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	FB# 25W2700

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, M. T. Maskew, Jr., and wife, Patricia Maskew,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. B. & Associates,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 27 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547 at page 199, Register's Office for said County.

Said Lot No. 27 fronts 50 feet on the northerly margin of Wyoming Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to M. T. Maskew, Jr., and wife, Patricia Maskew, by deed from William B. French and wife, Joan C. French, of record in Book 6837 at page 787, said Register's Office.

This conveyance is made subject to property taxes for 1988 for which Grantees are responsible.

As part of the consideration for this conveyance, Grantees assume and agree to pay the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 6837 at page 790, said Register's Office (Chemical Mortgage Company #10-1682766-2227) according to the terms thereof and Grantors hereby assign to Grantees the escrow account in connection therewith.

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
APR 20 2 50 PM '88

IDENTIFICATION REFERENCE 23149

This is unimproved ( ) improved (X) property, known as 4104 Wyoming Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 our hand s this 19th day of April 19 88

M. T. Maskew, Jr.

Patricia Maskew

STATE OF TENNESSEE
Davidson County

BOOK 7522 PAGE 147

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named M. T. Maskew, Jr., and wife, Patricia Maskew

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 19 88

Commission expires 7-13-91

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

6542 04/20 0101 03CHECK 159.38

WARRANTY DEED

FROM

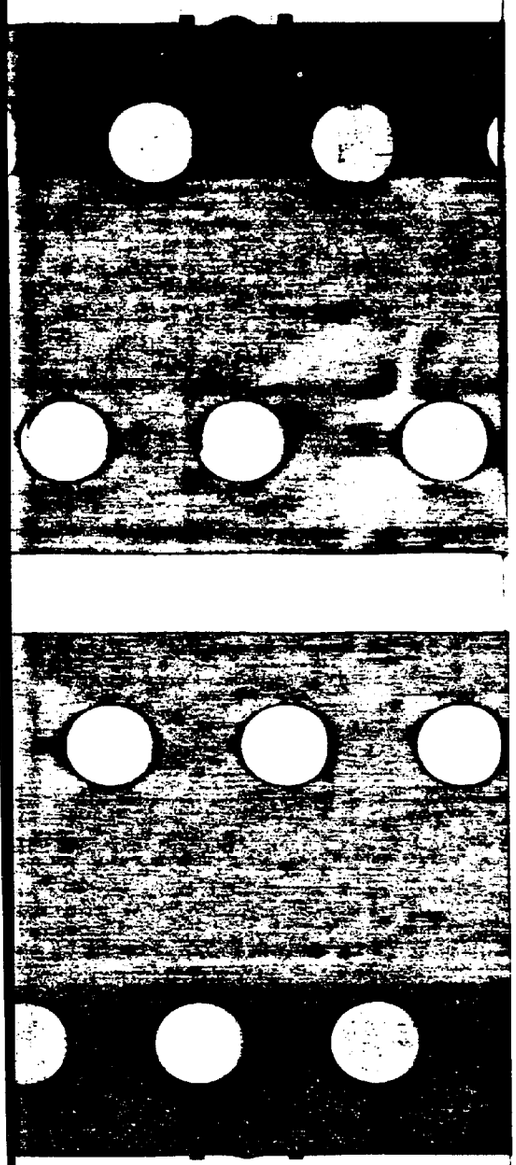
M. T. Maskew, Jr., and wife,

Patricia Maskew

TO

J. B. & Associates

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7522 PAGE 148

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 54556.37
CON TX 152.88
PRFEE 0.50
WDEED 6.00
TOTAL 159.38
CHECK 159.38

04/20/88 01 14:52 0001 6542

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23149

IDENTIFICATION REFERENCE

APR 20 2 50 PM '88

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 82661