FILE BOX "7" FILE NO. 22846

BOOK 7526 PAGE 229 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,800.51

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF April, 88

Notary Public

MY COMMISSION EXPIRES: 7/14/90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WALTER C. TUNE, JR. (NAME)	CITY FEDERAL SAVINGS BANK (NAME)	84-12-100
3200 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	3DZ 67375
Nashville, TN. 37214 (CITY) (STATE) (P.O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	

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, CHARLES D. ARNO, JR., et ux MARTHA ALICE ARNO,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER C. TUNE, JR., et ux EVELYN TUNE,

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. 17, Lincoya Hills, as of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Charles D. Arno, Jr., and wife, Martha Alice Arno, by deed from Neland E. Smith and wife, Charlotte M. Smith, of record in Book 7067, page 861, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to CITY FEDERAL SAVINGS BANK, of record in Book 7067, page 864, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is ( ) unimproved ( ) improved (X) property, known as 3200 McGavock Pike, Nashville, Tennessee 37214
(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 21st day of April, 19 88

Charles D. Arno Jr. — CHARLES D. ARNO, JR.

Martha Alice Arno — MARTHA ALICE ARNO

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CHARLES D. ARNO, JR., et ux MARTHA ALICE ARNO,

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of April, 19 88.

Commission Expires 9/11/90

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

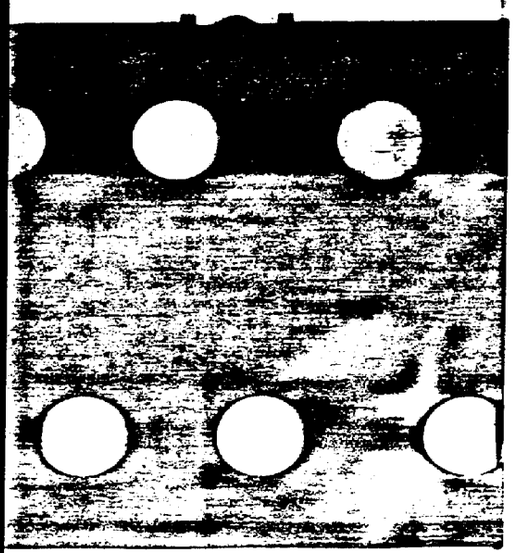
8209 04/26 0101 03CHECK 227.14

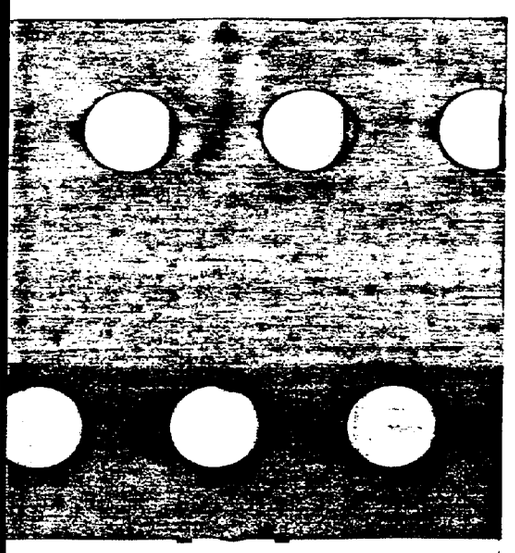
24499

IDENTIFICATION REFERENCE

APR 26 10 32 AM '88

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7526 PAGE 231

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 78800.51
				CON TX 220.64
				PRFEE 0.50
				WDEED 6.00
				TOTAL 227.14
				CHECK 227.14

04/26/88 01 10:33 0001 8209

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24499

IDENTIFICATION REFERENCE

APR 26 10 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84299