FILE BOX 48

FORM No. WD-1

STEVEN G. WATERS NOTARY AT LARGE STATE OF TENNESSEE

My Commission Expires Jan. 10, 1989

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Carol Feeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 88

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) BOOK 7527 PAGE 21

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jean Harrington (NAME)	First Republic Mortgage (NAME)	105-10-156
824 Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	16W17410
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio 45440 (CITY) (STATE) (ZIP)	

FOR AND 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 B. Delgado, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean Harrington AND Carol Feeney, both unmarried

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. 4 on the Map of Douglas Place as of record in Book 332, page 130, described as follows:

BEGINNING at the northeast corner of Douglas and Kirkman Avenue; being the southwest corner of said Lot No. 4; thence with the northerly margin of Douglas Avenue; easterly 52.9 feet to the corner of Lot Nos. 3 and 4; thence with the line between said two lots northerly 146 feet to the southerly margin of an alley; thence with said alley westerly 75 feet to the easterly margin of Kirkman Avenue; thence with said Avenue, southerly 150 feet to the point of beginning.

Being the same property conveyed to Charles B. Delgado, a single person by deed from Tim Villager and Phillip G. Hord of record in Book 6457, page 374, Register's Office, Davidson County, Tennessee.

24834

IDENTIFICATION REFERENCE

APR 27 9 53 AM '88

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 824 Douglas Avenue, Nashville, TN 37204
(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 my hand this 22nd day of April 19 88

Charles B. Delgado
Charles B. Delgado

8804270101 03 CHECK 230.50

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7527 PAGE 22

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles B. Delgado, unmarried

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 1988

Commission expires _____

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE LARGE SEAL

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Jan. 10, 1989

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he / they) as such _____ and _____ being authorized so to do, execute 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

WARRANTY DEED

FROM

Charles B. Delgado, unmarried

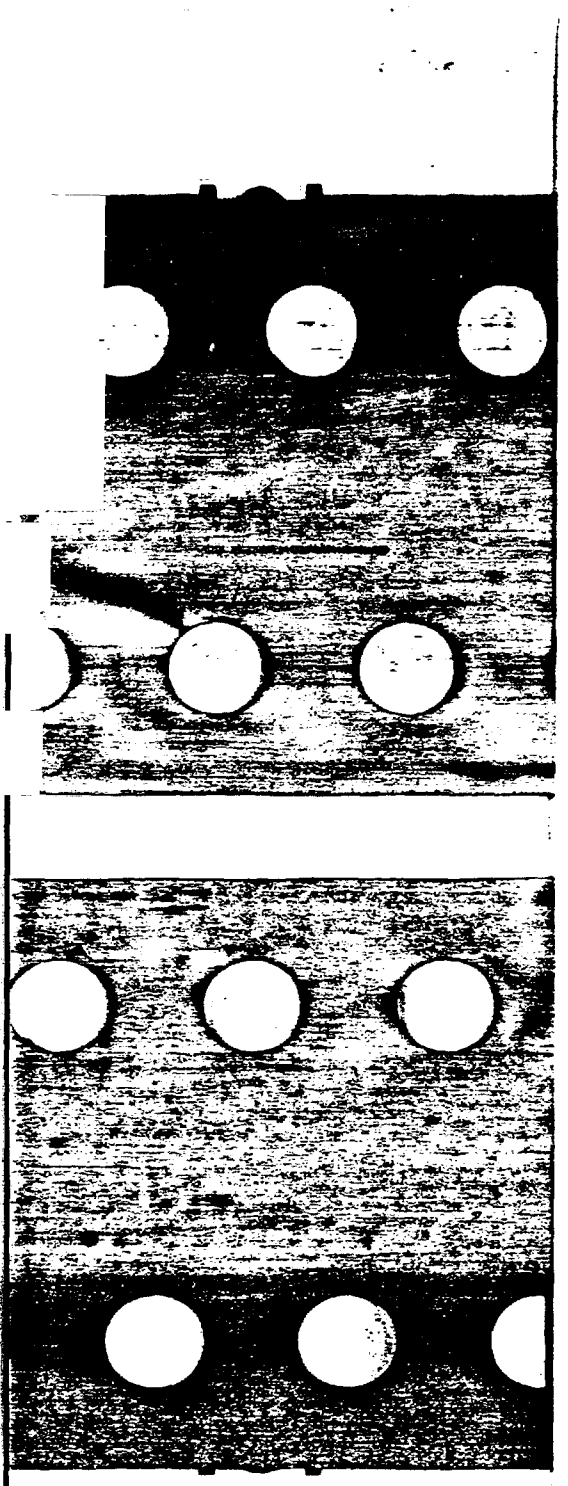
TO

Jean Harrington AND Carol Feeney, both unmarried

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7527 PAGE 23

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 80000.00
				CON TX 224.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 230.50
				CHECK 230.50

04/27/88 01 09:54 0001 8650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2484.34

IDENTIFT REFERENCE

APR 27 9 53 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 84730