Prepared by: David King, P. O. Box 1368, Madison, TN 37116

BOOK 7531 PAGE 905

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Donald R. Kaufman, et ux	Homeland Mortgage Corporation	072-04-310
Maryesther M. Kaufman (NAME)	BNA Corporate Center (NAME)	
1435 McAlpine Ave. (STREET ADDRESS OR ROUTE NUMBER)	Building 200, Ste. 504 (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- Dollars.
cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged,

ROBERT E. SCHRAMM AND WIFE, LIANNE SCHRAMM

have this day bargained and sold, and do hereby transfer and convey unto the said

DONALD R. KAUFMAN AND WIFE, MARYESTHER M. KAUFMAN

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 28, of Block "C" on the map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof made February 15, 1940, by S. R. Sanford, Jr., Surveyor, as follows:

Beginning at a point in the northeasterly margin of McAlpine Avenue, the common corner of Lots No. 27 and 28 of said Block; thence northeasterly 172.5 feet to a stake which is 3.2 feet south of an iron pin, said stake being in the common corner of Lots No. 27 and 28 and Lot No. 3; thence with the line between Lots No. 2 and 3 and Lot No. 28, southerly 71.95 feet to a stake which is 18.65 feet south of the corner of Lots No. 2 and 3; thence southwesterly 120.95 feet to the northeasterly margin of McAlpine Avenue; thence with the margin of the same, northwesterly 50 feet to the point of beginning.

Being the same property conveyed to Robert E. Schramm and wife, Lianne Schramm by deed from Owen F. McCarty and wife, Jessie Virginia McCarty as of record in Book 7382, Page 348, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 63,500.00

Subscribed and sworn to before me this the 27th day of April 19 88

Affiant

My commission expires: 5-18-91 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1435 McAlpine Ave., Nashville, TN 37215
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. except current year taxes, restrictions & plan of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 27th day of April, 19 88, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert E Schramm
ROBERT E. SCHRAMM

Lianne Schramm
LIANNE SCHRAMM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, a Notary Public in
and for said County and State Robert E. Schramm + Lianne Schramm

the within named 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 Madison, Tennessee
this 27th *day of* April, 1988.

NOTARY PUBLIC AT LARGE

L. B. Russell Notary Public

Commission expires 5-18-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ Notary Public

Commission expires _____

RUSH

MAY 2 2 57 PM '88
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

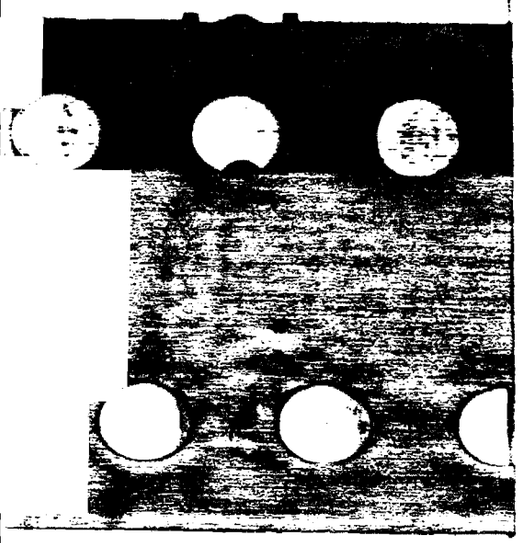
26327

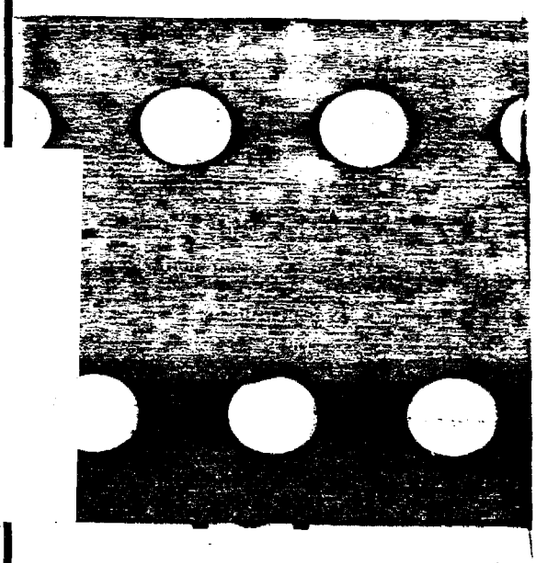
WARRANTY DEED

FROM

TO

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

CONST	63300.00
CON TX	177.30
PRFEE	0.50
MDEED	6.00
TOTAL	184.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

263227

IDENTIFICATION REFERENCE

MAY 2 2 57 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86475