File Box 9

BOOK 7551 PAGE 459

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,933.58

William A. Tallon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May 1988

John V. Adams
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
William A. Tallon (NAME)	First Interstate Mortgage Company (NAME)	Map 146-4
4708 Richmar Court (STREET ADDRESS OR ROUTE NUMBER)	245 S. Los Robles Avenue (STREET ADDRESS)	Parcel 63
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Pasadena, California 91109 (CITY) (STATE) (ZIP)	FB# 6DU22985

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, James W. Workman and wife, Opal L. Workman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Tallon and wife, Becky J. Tallon,

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. 760 on the plan of Section Twelve, Caldwell Hall, of record in Book 3300 at page 57, Register's Office for said County.

Said Lot No. 760 fronts 47.13 feet on the northerly margin of Richmar Court and extends back 219.7 feet on the easterly line and 170.15 feet on the westerly line to a dead line in the rear, measuring 226.35 feet thereon.

Being the same property conveyed to James W. Workman and wife, Opal L. Workman as tenants by the entirety, by deed from Joe Henry Madison, unmarried, of record in Book 6890 at page 538, said Register's Office.

This conveyance is made subject to (a) property taxes for 1988 for which Grantees will be responsible, (b) restrictive covenants of record in Book 3376 at page 234, said Register's Office, and (c) the matters set forth on the above referenced plan of record.

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 6890 at page 541, said Register's office (First Interstate Mortgage Company # 936721) according to the terms thereof and Grantors hereby assign to Grantees the escrow account in connection therewith.

This is { unimproved ( ) / improved (X) } property, known as 4708 Richmar Court, Nashville, Tennessee 37211
(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 hands this 20th day of May, 1988

James W. Workman

James W. Workman

Opal L. Workman

Opal L. Workman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named James W. Workman and wife, Opal L. Workman

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 20th day of May 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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM
James W. Workman and wife,
Opal L. Workman

TO
William A. Tallon and wife,
Becky J. Tallon

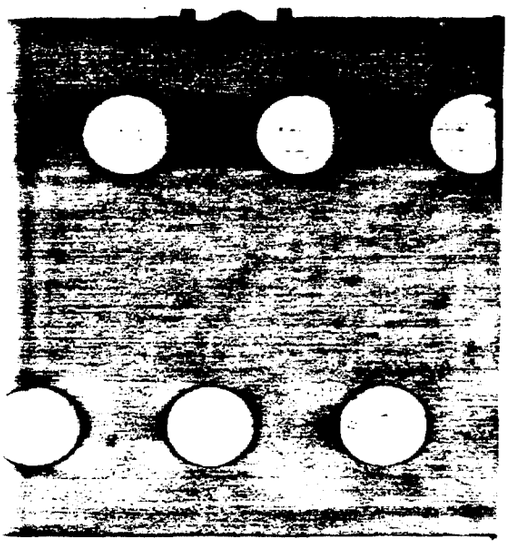
0046 05/24 0101 03CHECK 314.22

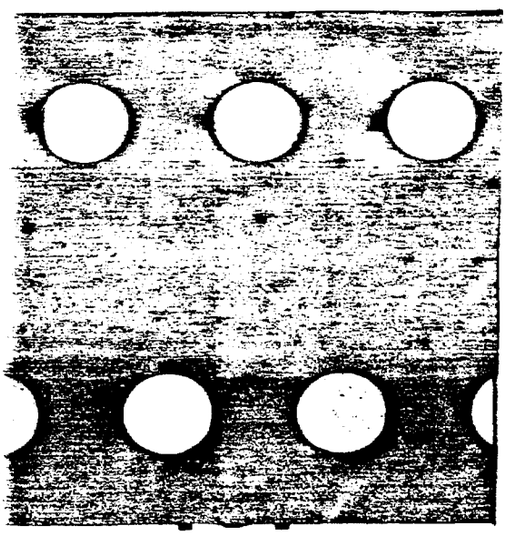
Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

IDENTIFICATION REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 24 9 50 AM '88

33040





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

CAMT 109933.58
CON TX 307.72
PRFEE 0.50
WDEED 6.00
TOTAL 314.22
CHECK 314.22

05/24/88 01 09:52 0001 0046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33040

IDENTIFI REFERENCE

MAY 24 9 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94213