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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 19 88

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Flowers C. Bates (NAME)	First Federal Savings Bank of Tennessee (NAME)	081-12
1020 Garfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 West Lincoln Street (STREET ADDRESS)	105.00
Nashville, TN 37208 (CITY) (STATE) (P. O. ZIP)	Tullahoma, TN 37388 (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, G. L. Waynick and wife, Caroline A. Waynick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Flowers C. Bates, 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:

Known as part of lots number 325 and 326 in McGavocks Plan of Lots as registered in Book 162, Page 169, of the Register's Office for Davidson County, Tennessee, and said parts of said Lots front 50 feet on the north side of Scott Street and runs back northwardly and between parallel lines 100 feet to the line of Lot 324 in said plan and beings 50 feet east of north east corner of Scott and Wetmore Streets and runs thence in an eastward direction and along the northern margin of said Scott Street 50 feet to a point, thence northwardly 100 feet to the line of Lot 324 in said plan; thence westwardly and along the line dividing said lot 325 from lot 324-50 feet to a point 50 feet East of Wetmore Street, thence southwardly 100 feet to the beginning corner on said Scott Street.

Being the same property conveyed to G. L. Waynick by deed from Clara Mai Luttrell, of record in Book 7440, Page 229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Caroline A. Waynick joins in this conveyance for the sole purpose of conveying any marital rights she may have.

This is improved (XX) unimproved ( ) property, known as 1020 Garfield Avenue, Nashville, TN 37208
(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 24th day of May, 19 88

G. L. Waynick

Caroline A. Waynick

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. L. Waynick and wife, Caroline A. Waynick

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

Witness my hand and official seal at Antioch, Tennessee, this 24th day of May, 19 88.

Notary Public

Commission Expires October 9, 1991

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
G. L. Waynick, unmarried

TO
Flowers C. Bates, unmarried

1038 05/26 01[illegible] 03CHECK 112.90

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

338822

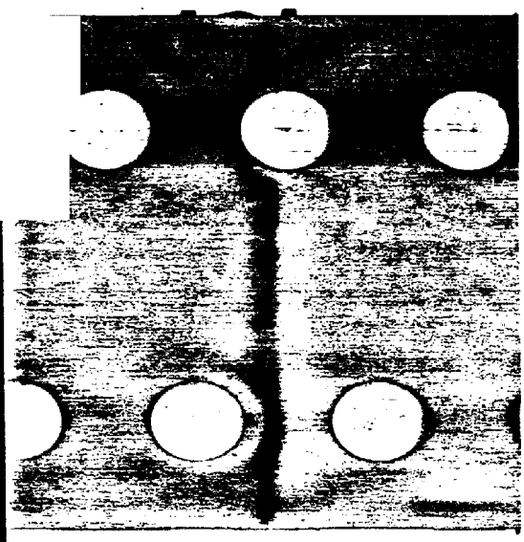
IDENTIFICATION REFERENCE

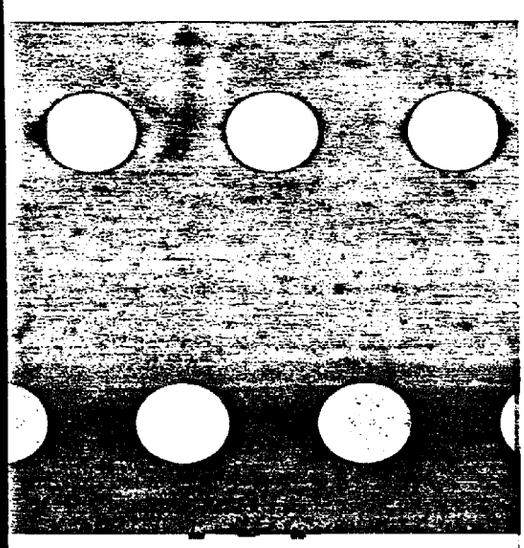
MAY 26 10 35 AM '88

[illegible] WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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 38000.00
CON TX 106.40
PRFEE 0.50
WDEED 6.00
TOTAL 112.90
CHECK 112.90

05/26/88 01 10:37 0001 1038

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33822

IDENTIFI REFERENCE

MAY 26 10 35 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 95184