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FORM NO. WD-1
#88-6-16

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1988.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
Francis E. Walling (NAME)	The Lomas & Nettleton Company (NAME)	Map 104-11
2016 - 25th Avenue South (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 225644 (STREET ADDRESS)	Parcel 340
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Dallas, Texas 75265 (CITY) (STATE) (ZIP)	FB# 24W-3820

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, A. Scott Derrick and wife, Beth Roberts Derrick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francis E. Walling and wife, Vesta E. Walling and Barbara J. Sistler, their daughter

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. 158 and the southerly 15 feet of Lot No. 99, on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, said Register's Office.

Said Lot No. 158 and part of Lot No. 99, fronts together 65 feet on the easterly side of 25th Avenue South and extends back between parallel lines 165 feet to a dead line in the rear measuring 65 feet thereon.

BEING the same property conveyed to A. Scott Derrick and wife, Beth Roberts Derrick, by Deed from Jere R. Lee, Trustee, of record in Book 6884, Page 894, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AS part of the above consideration, the Grantee(s) herein assume and agree to pay the unpaid balance owing on a certain Note executed by A. Scott Derrick and wife, Beth Roberts Derrick to Sears Mortgage Corporation in the original principal amount of $49,450.00, of record in Book 6884, Page 896, and rerecorded in Book 6895, Page 55, and rererecorded in Book 6949, Page 846, Register's Office for Davidson County, Tennessee. Assigned to The Lomas & Nettleton Company by instrument not of record.

unimproved (X)
This is improved ( ) property, known as 2016 - 25th Avenue South, Nashville, TN 37212
(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 their hand s this 15th day of June, 19 88

A. Scott Derrick

Beth Roberts Derrick

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Peter Weiss, a Notary Public in and for said County and State, the within named A. Scott Derrick and wife, Beth Roberts Derrick

the bargainors, 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 15th day of June, 19 88.

Notary Public

Commission Expires November 10, 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
A. Scott Derrick and wife, Beth Roberts Derrick

TO
Francis E. Walling and wife, Vesta E. Walling and Barbara J. Sistler

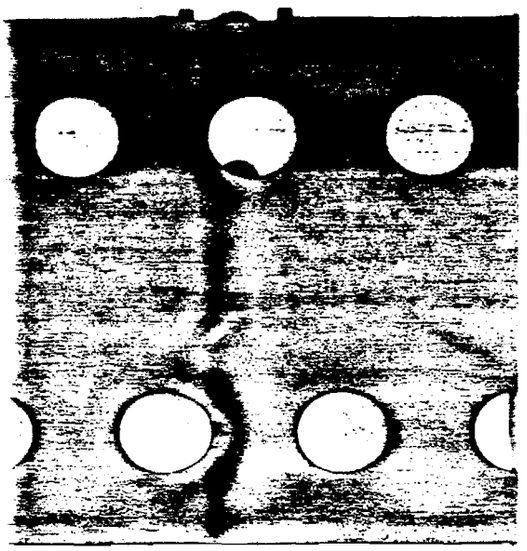
6071 06/15 0[illegible] 23CHECK 258.22

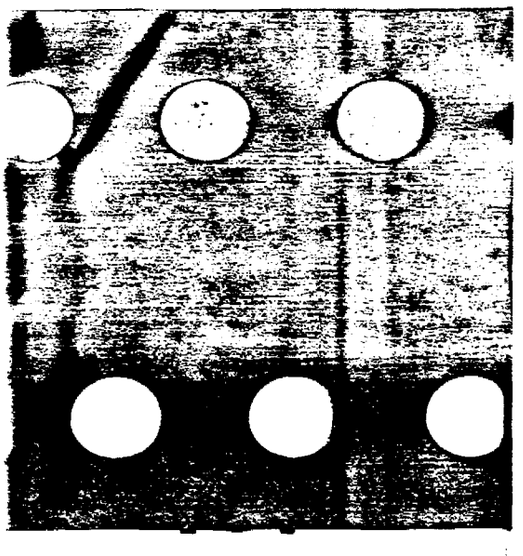
FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

IDENTIFICATION REFERENCE

40608

JUN 15 4 05 PM '88
FELIX Z. WILSON II 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	89900.00
CON TX	251.72
PRFEE	0.50
WDEED	6.00
TOTAL	258.22
CHECK	258.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/88 01 16:06 0001 6071

40608

IDENTIFICATION REFERENCE

JUN 15 4 05 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102897