BOOK 7576 PAGE 797

This instrument prepared by:
Thomas E. Watts, Jr.
222 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.:
Randy Talmadge and Travilyn Livingston 955 Tyne Boulevard Nashville, TN 37205	Same	146-1 Parcel 19 OH-11400

FOR and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, Joseph H. Lane and wife, Patti Needham Lane ("Grantor", whether singly or collectively), have this day bargained and sold and do hereby transfer and convey unto Randy Talmadge and wife, Travilyn Livingston ("Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> BEING Lot No. 6 on the Revised Plan of Bridle Path Estates, Second Addition, of record in Book 2133, Page 35, Register's Office for said county, and described as follows:
>
> BEGINNING at a point in the southerly margin of Tyne Boulevard, at the corner of Lots 3 and 6; thence with the line between said two lots south 2° 01' west 346.4 feet to the northeast corner of Lot 5; thence with the line between said Lots 5 and 6, north 86° 40' west 395.2 feet to the easterly margin of Lealand Lane; thence with the margin of the same northwardly 379.38 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northeastwardly 33.96 feet to the southerly margin of Tyne Boulevard; thence with the same eastwardly 379.09 feet to the beginning.
>
> BEING the same property conveyed to Joseph H. Lane and wife, Patti Needham Lane, by Deed from John D. McAlister and wife, Margaret H. McAlister, of record in Book 5638, page 579, Register's Office for Davidson County, Tennessee.

7113 06/17 0101 03CHECK 846.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The value or actual consideration, whichever is greater, for this transaction is $300,000.00.

Subscribed and sworn to before me, a Notary Public, on this, the 14th day of June, 1988.

My commission expires: 9-9-89

SUBJECT TO a 175 foot minimum building setback line from Lealand Lane and a 125 foot minimum building setback line from Tyne Boulevard as shown on the Plan of record in Book 2133, page 35, said Register's Office; and subject to an easement for sanitary sewers and/or storm drainage as of record in Book 6422, page 10, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the improvements, appurtenances, estate, title and interest thereto belonging, to the said Randy Talmadge and Travilyn Livingston, their successors, representatives and assigns forever.

We, Joseph H. Lane and wife, Patti Needham Lane, do 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 for current taxes and as otherwise indicated herein.

We do further covenant and bind ourselves, our successors and assigns to warrant and forever defend the title to said real estate to the said Randy Talmadge and Travilyn Livingston, their successors, representatives and assigns, against the lawful claims of all persons.

WITNESS our hands this 17th day of June, 1988.

FELICIA WILSON CRAWFORD REGISTER DAVIDSON CO., TN
JUN 17 4 19 PM '88
IDENTIFICATION REFERENCE

4153

Joseph H. Lane

Patti Needham Lane

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Jamie L. Huskey, a Notary Public in and for said County and State, the within named Joseph H. Lane, one of the bargainors, 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, the 17th day of June, 1988.

My commission expires: 9-9-89

Jamie L. Huskey
Notary Public

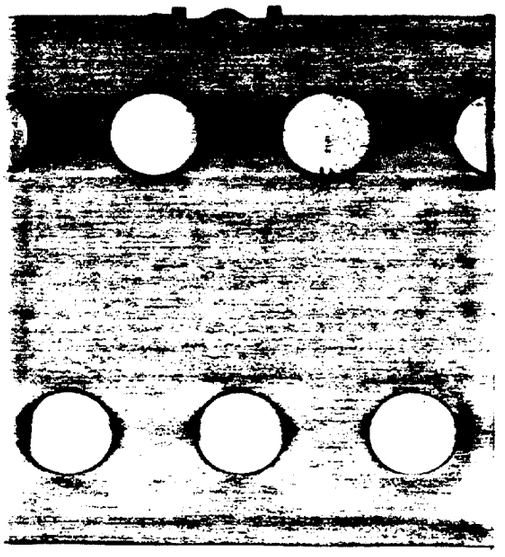
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

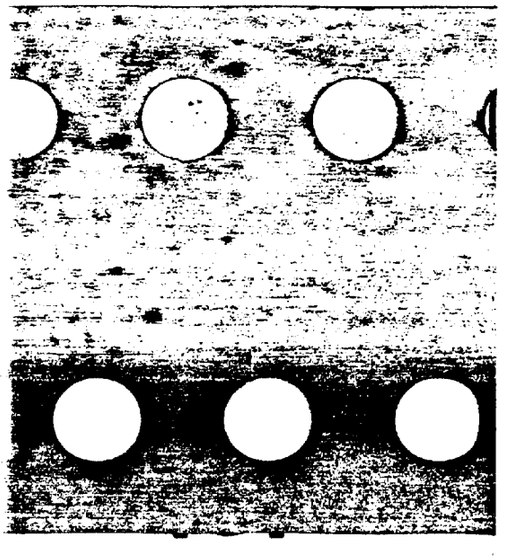
Personally appeared before me, Jamie L. Huskey, a Notary Public in and for said County and State, the within named Patti Needham Lane, one of the bargainors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 17th day of June, 1988.

My commission expires: 9-9-89

Jamie L. Huskey
Notary Public





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 300000.00
CON TX 840.00
PRFEE 0.50
WDEED 6.00
TOTAL ~~846.50~~
CHECK ~~846.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/17/88 01 16:23 0001 7113

4151.3

IDENTIFICATION REFERENCE

JUN 17 4 19 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103923