ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE:	MAP-PARCEL NUMBERS
B. RONNIE MACKIN & MARK	SINGLETON MORTGAGE CORPORATION	15DZ 20330
D. FESSENDEN (NAME)	(NAME)	
1320 Ardee Avenue	6263 Poplar Avenue, Suite 100	61-16-293
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Memphis, TN 38119	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7587 PAGE 60

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I , JEANETTE M. COPEN,

have bargained and sold, and by these presents do transfer and convey unto the said D. RONNIE MACKIN AND MARK D. FESSENDEN

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 of Block "D" on the Map of the Re-Subdivision of Sunnymeade, of record in Book 974, pages 56 and 57, Register's Office for said County.

Said Lot No. 38 fronts 50 feet on the south side of Ardee Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to William A. Copen, Jr. and wife, Jeanette M. Copen, by deed from Dobson & Johnson, Inc., a Tennessee corporation, of record in Book 3706, page 575, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Book 7581, page 633; the said William A. Copen, Jr. conveyed all his right, title and interest in subject property to Jeanette M. Copen.

45040

IDENTIFICATION REFERENCE

JUN 30 8 40 AM '88

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

1289 06/30 0101 03CHECK 174.50

unimproved ( )
This is improved (XXX) property, known as 1320 Ardee Avenue (House Number) (Street)

Nashville, TN 37216
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

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 21st day of June, 1988.

Jeanette M. Copen

Jeanette M. Copen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7587 PAGE 61

Personally appeared before me the undersigned, a Notary Public in and for said County and State Jeanette M. Copen

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

Witness my hand and official seat at Madison Tennessee, this 21st day of June, 19 88.

Bonnie B. Donahue Notary Public

Commission expires 7-17-88

NOTARY PUBLIC AT LARGE

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 seat, at office in _____ this _____ day of _____, 19 ___.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Lonnie Mack

Sworn to and subscribed before me this 21st day of June, 1988

My commission expires 7-17-88 Notary Public Bonnie B. Donahue

NOTARY PUBLIC AT LARGE

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

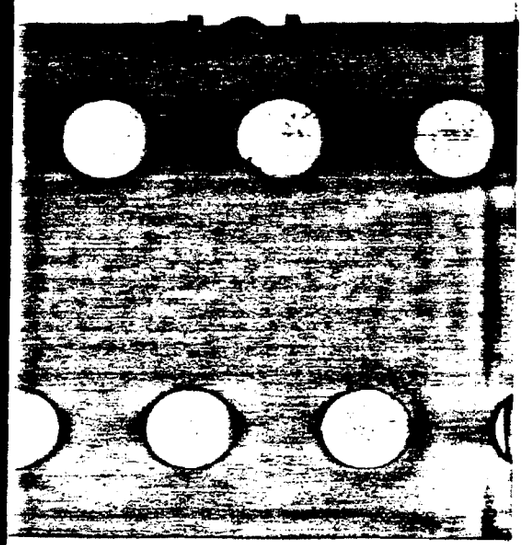
WARRANTY DEED

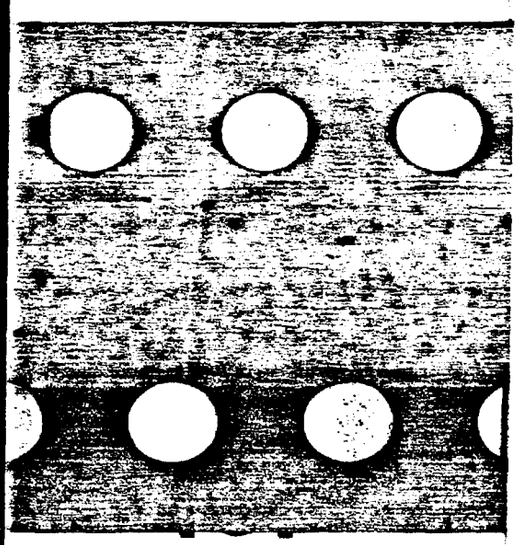
FROM

TO

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7587 PAGE 62

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 60000.00
				CON TX 168.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 174.50
				CHECK 174.50
06/30/88	01			08:41 0001 128?

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45040

IDENTIFICATION REFERENCE

JUN 30 8 40 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108043