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48060

IDENTIFICATION REFERENCE

JUL 11 2 53 PM '88

FELIX Z WILCOX JR REGISTER
DAVIDSON COUNTY, TN

This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):
Michael D. Darby et ux,
Mary Jean Darby
4947 Hopedale Drive
Nashville, TN 37211

Mortgagee:
First American Nat'l
Bank of Nashville
First American Center
Nashville, TN 37237

Map-Parcel No.:
147-12-012

[illegible] 357.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, RALPH REYNOLDS, CATHY LAFOND AND ALBERTA ANN REED ("Grantors") have this day bargained and sold, and do hereby transfer and convey to MICHAEL D. DARBY AND WIFE, MARY JEAN DARBY ("Grantees"), their heirs, successors and assigns, land in Davidson County, Tennessee, fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 6 of Beverly Heights Subdivision, Section 1, a plat of which is of record in Book 2331, page 26, Register's Office for said County.

SAID Lot No. 6 fronts 125 feet on the westerly side of Hopedale Drive and runs back between lines 305.7 feet on the northerly line and 245.4 feet on the southerly line, to a dead line in the rear, which is a broken line, measuring 174.3 feet thereon.

BEING the same property conveyed to Ralph Reynolds, Cathy LaFond and Alberta Ann Reed under the last will and testament of Alberta Donegan Reynolds of record in Will Book 160, page 136, Probate Court of Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants in Book 2401, page 391; the plan of the record in Book 2331, page 26; and 1988 taxes which have been prorated and assumed by the Grantees.

THIS is improved property known as 4947 Hopedale Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantors covenant that they 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 as herein set out.

Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 30TH day of June, 1988.

× Ralph Reynolds
RALPH REYNOLDS

× Cathy L. LaFond
CATHY LAFOND

× Alberta Ann Reed
ALBERTA ANN REED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared RALPH REYNOLDS, CATHY LAFOND, AND ALBERTA ANN REED, to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and and seal, this 30th day of June, 1988.

Barry W. Bedford
Notary Public

My commission expires: 11-12-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

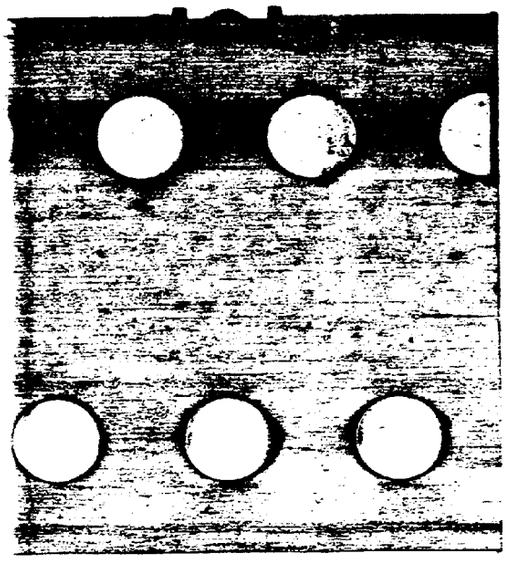
The actual consideration or value, whichever is greater, for this transfer is $76,000.00.

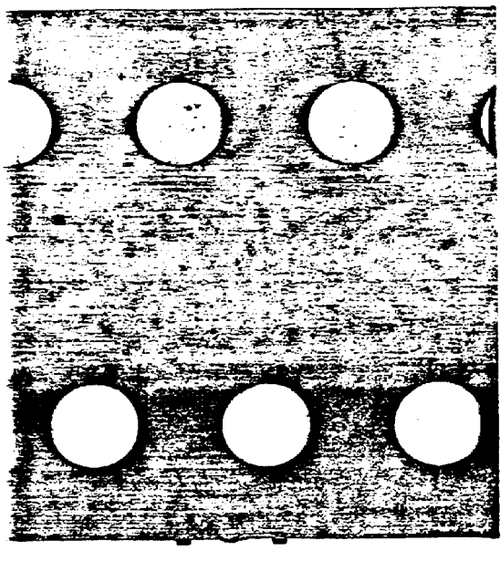
x Michael Darby
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 30TH DAY OF JUNE, 1988.

Barry W. Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90





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 76000.00
				CON TX 250.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 257.30
				CHECK 257.30

07/11/88 01 14:55 0001 5613

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48060

IDENTIFICATION

JUL 11 2 54 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111455