THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Clarence R. Hesson 1537 McGavock Pike Nashville, TN 37216	Dobson & Johnson, Inc. P.O. Box 50889 Nashville, TN 37205	Map 82-08 Parcel 403

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantees of the balance of an indebtedness to Dobson & Johnson, Inc. secured by a Deed of Trust of record in Book 4498, page 844, Register's Office for Davidson County, Tennessee,

we, Robert P. Talley and wife, Ruth B. Talley,
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Clarence R. Hesson and wife, Ruth Hesson

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a lot of land in Northeast Nashville, formerly in the 18th Civil District of said County, and described as follows:

Beginning on the southerly margin of Mansfield Avenue, formerly called McFerrin Avenue, at a point 181 feet easterly from the easterly margin of Olwill Street; thence southerly parallel with said street, 170 feet to the northerly margin of a proposed 20 foot alley; thence with the northerly margin of said proposed alley, easterly 50 feet; thence northerly parallel with the first line 170 feet to the southerly margin of said Avenue, westerly 50 feet to the beginning.

Being the same property conveyed to Robert P. Talley and wife, Ruth B. Talley by deed from Wilma Murray of record in Book 4498, page 842, Register's Office for Davidson County, Tennessee.

Taxes for the year 1988 are prorated and assumed by the Grantees herein.

This is ( ) unimproved
(x) improved property at 1006 Mansfield Avenue, Nashville, TN

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 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 our hands this 12th day of July, 1988.

Robert P. Talley
ROBERT P. TALLEY

Ruth B. Talley
RUTH B. TALLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert P. Talley and Ruth B. Talley the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of July, 1988.

My Commission Expires:
11-12-89

Phyllis Kerran
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $11,735.73.

x C R Hesson
AFFIANT

Subscribed and sworn to before me this 12th day of July, 1988.

My Commission Expires:
11-12-89

Phyllis Kerran
NOTARY PUBLIC

48392

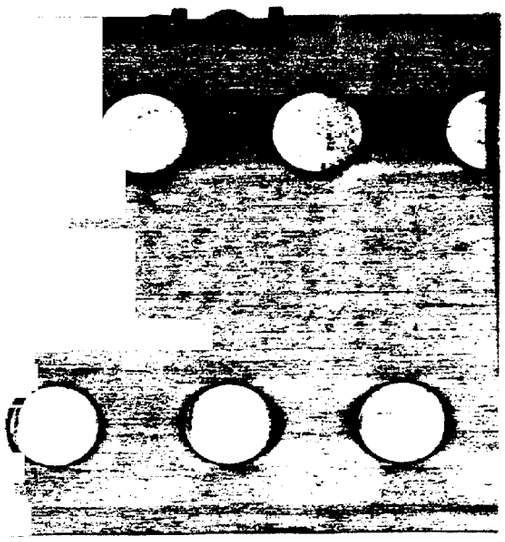
IDENTIFICATION REFERENCE

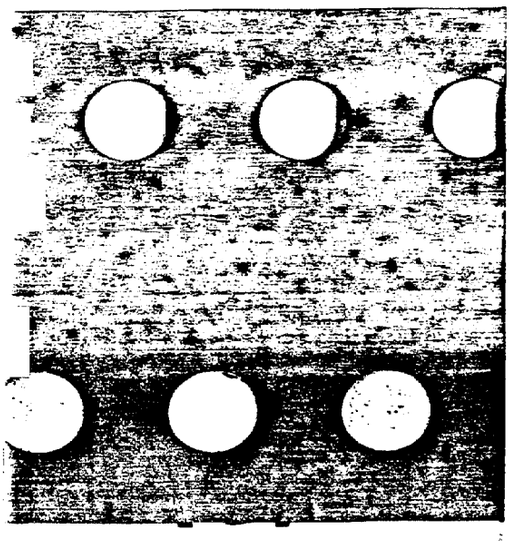
JUL 12 4 44 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

07/12 0101 03CHECK 45.11

RECEIVED





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7597 PAGE 197

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	11735.73
CON TX	38.61
PRFEE	0.50
MISCD	6.00
TOTAL	45.11
CHECK	45.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5980

48392

IDENTIFICATION REFERENCE

JUL 12 1 44 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111818