FILE BOX 38 FILE #7026

WARRANTY DEED

BOOK 7598 PAGE 464

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONNIE D. STROUD (NAME)	COMMERCIAL FEDERAL MORTGAGE (NAME)	MAP 72-8
1410 Shelton Avenue (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd Street (STREET ADDRESS)	PARCEL 3
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	Omaha, Nebraska 68124 (CITY) (STATE) (ZIP)	FB #15DZ-32850

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, LEONARD L. ARNOLD and wife, KRISTINE L. ARNOLD, and in LEONARD LAMAR ARNOLD, II, as devisee under the Last Will and Testament of Marion Arnold, being one and the same as ~~Marion G. H. Arnold, deceased.~~
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE D. STROUD and wife, DEBORAH K. STROUD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 6 of Block "B" on the Plan of Inglewood Golf Club Estates, as of record in Plat Book 843 at page 98, Register's Office for said County, to which reference is hereby made for a more complete description, and being part of Lot No. 12 of Block "B" on the Map of Inglewood Terrace as of record in Plat Book 1130 at page 1, Register's Office for said County and described as follows:

Beginning at a point in the northwesterly line of Lot 12 at the northerly most corner of the land conveyed to A. E. Tomlinson, Sr., and wife, by deed from W. H. Johnson of record in Book 2153 at page 140, said Register's Office; thence with the northeasterly line of said lot in a southeasterly direction 210 feet, more or less, to a point in the easterly line of said Lot No. 12; thence with the easterly line of said lot southerly 61.3 feet to a point; thence northwesterly 215 feet, more or less, to a point in the northwesterly line of Lot 12; thence with said line northeasterly 60 feet more or less to the point of beginning.

Being the same property conveyed to Leonard L. Arnold & wife, Kristine L. Arnold, and Marion G. H. Arnold by deed from Henry S. Cross and wife, Marylou Y. Cross, of record in Book 6783, page 232, said Register's Office. The said Marion G. H. Arnold having since died, said property being devised to Leonard Lamar Arnold, II. The said Leonard Lamar Arnold, II and Leonard L. Arnold being one and the same person.

This conveyance is made subject to: (1) 1988 Taxes; and (2) All matters appearing on the Plan of record in Plat Book 843, page 98, and in Plat Book 1130, page 1, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated January 31, 1986, in the original principal sum of $64,050.00, payable to Homeland Mortgage Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6783, page 236 said Register's Office. Said Deed of Trust having been assigned to CFS Mortgage Corporation by instrument of record in Book 6785, page 560, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 1410 Shelton Avenue, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of July, 1988

Leonard L. Arnold
LEONARD L. ARNOLD

Kristine L. Arnold
KRISTINE L. ARNOLD

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leonard L. Arnold and wife, Kristine L. Arnold with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of July, 19 88.

My commission expires 3/11/91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

488990

IDENTIFICATION REFERENCE

JUL 14 8 12 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

6545 07/14 0101 03CHECK 241.46

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71213.91

Ronnie D. Stroud
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 19 88.

MY COMMISSION EXPIRES 3/11/91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

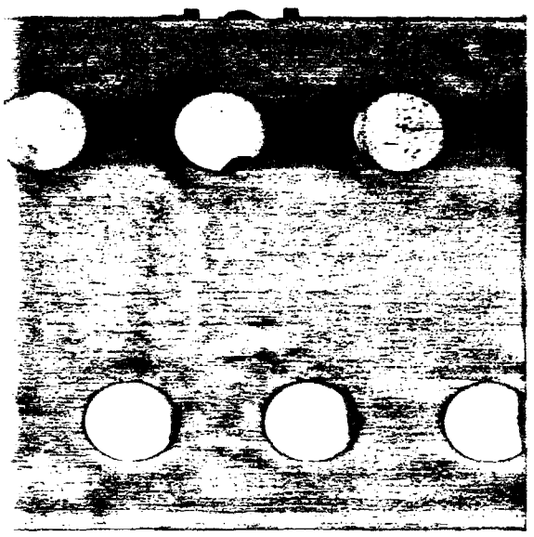
LEONARD L. ARNOLD and wife, ~~KRISTINE L. ARNOLD and LEONARD LAMAR ARNOLD, II as DEVISEE~~

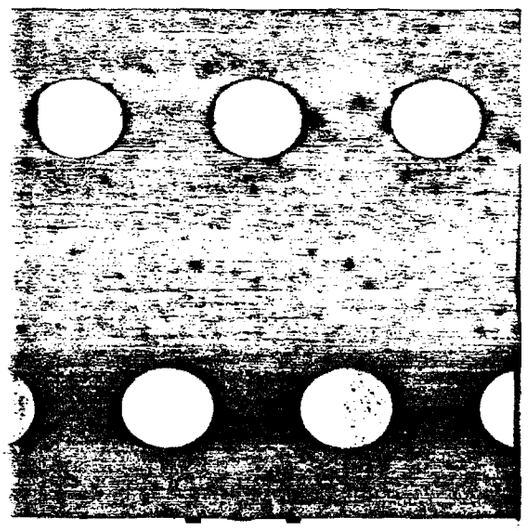
TO

RONNIE D. STROUD and wife, ~~DEBORAH K. STROUD~~

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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 71213.91
				CON TX 234.96
				PRFEE 0.50
				WDEED 6.00
				TOTAL 241.46
				CHECK 241.46
07/14/88	01			08:13 0001 6545

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48890

IDENTIFICATION REFERENCE

JUL 14 8 12 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112377