file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Patricia Commers	National Mortgage Company	MAP 83-1
1012 Granada Avenue	4041 Knight Arnold Road	PARCEL 200
Nashville, TN 37206	Memphis, TN 38118	27W-20070

WARRANTY DEED

BOOK 7598 PAGE 953

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Wallace, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patricia Commers, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being part of an unnumbered tract on the Plan of J. G. Grissom's Grand Avenue Addition of record in Book 974, page 35, Register's Office for said County, and designated as "Hackette" property on the Map of Granada Place, of record in Book 3106, page 34, said Register's Office and described as follows:

BEGINNING at a concrete monument at the intersection of the southerly margin of Granada Avenue and the easterly margin of Granada Court, said monument also being the northwesterly corner of the Hackette property as shown on the plan of Granada Place of record in Book 3106, page 34, said Register's Office; thence, with the easterly margin of said court, South 2 degrees 55 minutes West 100.0 feet to a concrete monument; thence, continuing with said margin a 124.5 foot radius curve to the right, southwardly 15.0 feet to a concrete monument at the northwesterly corner of Lot No. 4, Granada Place; thence, with the northerly line of said lot South 87 degrees 05 minutes East 61.0 feet to a concrete monument in the westerly line of the Oakmont Development Company Property; thence, with Oakmont's westerly property line, North 2 degrees 55 minutes East 115.0 feet to a point on the southerly margin of Granada Avenue; thence, with said margin, westwardly 60.0 feet to the point of beginning.

Being the same property conveyed to Richard Wallace, unmarried by deed from Leslie R. Hendricks and wife, Elsie M. Hendricks of record in Book 5380, page 455, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in *

This is ~~(an)~~ improved property, known as 1012 Granada Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 12th day of July, 1988.

Richard Wallace

STATE OF TENNESSEE
COUNTY OF Davidson

On this 12th day of July, 1988, before me personally appeared Richard Wallace, unmarried, 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 acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7598 PAGE 954

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 39,500.00.

Patricia Commers
Affiant

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

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC STATE OF TENN. AT LARGE

* Continuation of Warranty Deed Legal Description

Book 3252, page 25, said Register's Office, and to the matters set forth on the above referenced plan of record.

02120

IDENTIFICATION REFERENCE

Jul 14 10 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

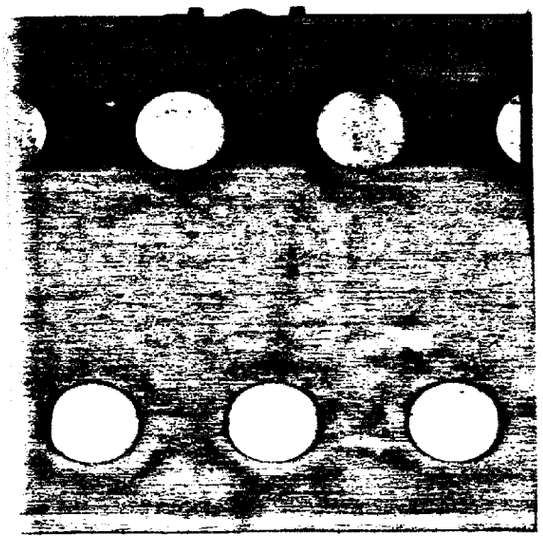
from:
Richard Wallace, unmarried

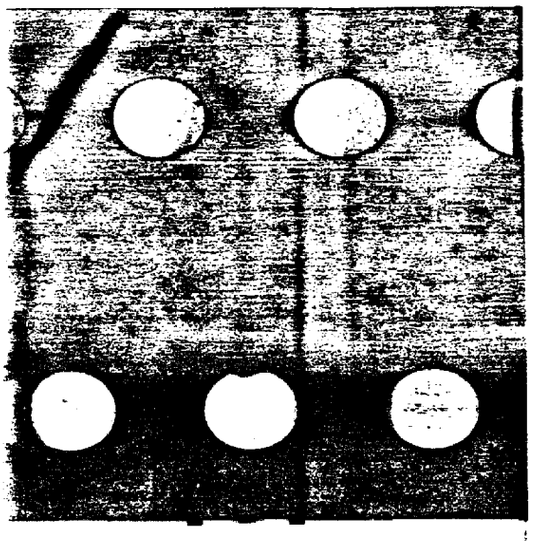
to:
Patricia Commers, unmarried

6851 07/14 0101 CHECK 156.85

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27659





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7598 PAGE 955

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	39500.00
CON TX	130.35
PRFEE	0.50
MDEED	6.00
TOTAL	136.85
CHECK	136.85

07/14/88 01 10:58 0001 6831

49120

IDENTIFICATION REFERENCE

Jul 14 10 57 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112661