TRACT #1: MAP 93-16
PARCEL 318
TRACT #2: MAP 81-11
PARCEL 301

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7605 PAGE 798

The actual consideration or value, whichever is greater, for this transfer is $29,091.98.

Leamon Andrews
Affiant

Subscribed and sworn to before me this the 21st day of July 1988.

My Commission Expires: 11/10/91

Notary Public

NOTARY PUBLIC AT LARGE

MAIL TO

THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, Attys., Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
LEAMON ANDREWS, etux	"OWNERS"
(Name)	(Name)
3907 Brick Church Pike	
(Street Address)	(Street Address)
Nashville, Tennessee 37207	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

9641 07/21 0101 03CHECK 102.53

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, including full cancellation and satisfaction of the mortgage indebtedness herein described, we, JAMES H. COOK and wife, ESSIE MAE COOK, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto LEAMON ANDREWS and wife, MARIANNA ANDREWS, as tenants by the entirety, hereinafter called the "Grantees", their heirs and assigns, the following described premises, to-wit:

TRACT NO. 1:
LAND in Davidson County, Tennessee, being part of Block "D" on the Plan of the Subdivision of the Homestead Block of Hermitage Addition, as of record in Book 57, Page 76, Register's Office for said County, and being the southerly part of the easterly 36 feet of Lot No. 5 and the southerly part of the westerly 1 foot of said Lot No. 6 on the Plan of the Subdivision of Block "D", not of record, described as follows:

BEGINNING at a point in the northerly margin of Fain Street, formerly Hermitage Avenue, at a point 214 feet East of the easterly margin of Decatur Street; thence, northwardly parallel to the easterly margin of Decatur Street, 93 feet to a point in the southerly margin of the property conveyed to the State of Tennessee; thence, with the same South 67° 5' East 39 feet to a point; thence, southerly 81 feet to a point in the northerly margin of Fain Street; thence, with the margin of same, westerly 37 feet to a point of beginning.

THIS is improved property, known as 152 Fain Street, Nashville, TN.

TRACT NO. 2:
LAND in Davidson County, Tennessee, being the southerly half of Lot No. 344 on the Plan of McGavock, Wetmore and Others' Second Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.

SAID part of Lot No. 344 fronts 50 feet on the westerly side of 16th Avenue North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

The information contained herein has been provided by the parties to the transaction.

THIS is improved property, known as 1627-1629 16th Avenue North, Nashville, TN.

BEING part of the same property conveyed to James H. Cook and wife, Essie Mae Cook, by Deed from Leamon Andrews and wife, Marianna Andrews, of record in Book 6234, Page 474, Register's Office for Davidson County, Tennessee.

THIS Deed is given in full cancellation and satisfaction of a certain mortgage on the above described premises and the indebtedness secured by said mortgage recorded in Book 6234, Page 474, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantees herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees", their heirs and assigns forever; and "Grantors" do covenant with the said "Grantees" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for Vendor's Liens of record in Book 5431, Page 459, and Book 5938, Page 888 for Tract No. 1, and in Book 5787, Page 516 for Tract No. 2, said Register's Office; and "Grantors" do further covenant and bind theirselves, their heirs and/or assigns 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.

IN WITNESS WHEREOF, the "Grantors" have caused their names to be affixed hereto on this 21st day of July, 1988.

James H. Cook
JAMES H. COOK

Essie Mae Cook
ESSIE MAE COOK

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named JAMES H. COOK and wife, ESSIE MAE COOK, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 1988.

My Commission Expires: 11/10/91

Notary Public

NOTARY PUBLIC AT LARGE

5 | 5 3 3

WARRANTY DEED IN LIEU OF FORECLOSURE

IDENTIFICATION REFERENCE

Jul 21 12 56 PM '88

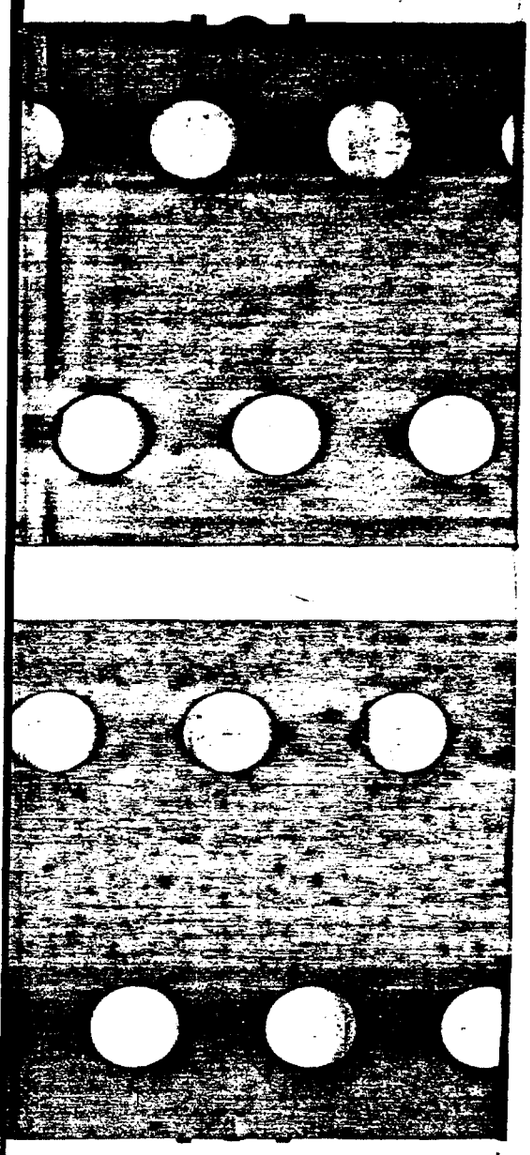
FILED IN MASTER'S OFFICE DAVIDSON COUNTY, TN.

From

JAMES H. COOK and wife, ESSIE MAE COOK

To

LEAMON ANDREWS and wife, MARIANNA ANDREWS



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 29091.98
				CON TX 96.03
				PRFEE 0.50
				WDEED 6.00
				TOTAL 102.53
				CHECK 102.53
07/21/88	01			12:57 0001 9641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51538

IDENTIFICATION REFERENCE

JUL 21 12 56 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 115425