FORM NO. WD-1

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,343.55

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 88

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOOK 7610 PAGE 145

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME		ADDRESS			MAP-PARCEL NUMBERS
ADDRESS NEW OWNER(S) AS FOLLOWS:		SEND TAX BILLS TO:			
Michael Shipp		Commercial Federal Mortgage			162-13
(NAME)		(NAME)			
809 Ilawood Court		P.O. Box 1103, DTS			170
(STREET ADDRESS OR ROUTE NUMBER)		(STREET ADDRESS)			
Nashville, TN 37211		Omaha, Nebraska 68101			5DU-72019
(CITY)	(STATE) (P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND 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, WE, Helen Pratt, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Shipp and wife, Teressa Shipp

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

Being Lot No. 71, Dreamland Estates, Southeast, Section One, of record in Plat Book 5200, pages 646 and 647, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of subject lot.

Being the same property conveyed to Helen Pratt, unmarried by deed from Jack Williams Construction Co. of record in Book 6987, page 342, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Helen Pratt, unmarried, to Homeland Mortgage Corporation, dated September 18, 1986, with a present unpaid balance of approximately $ 66,843.55, of record in Book 6987, page 346, which the Grantees herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

27 07:27 A104 03CHECK 238.49

This conveyance is subject to any and all existing easements and restrictions of record..

This conveyance is subject to Restrictive Covenants of record in Book 6192, page 926, Register's Office for said County.

FELIX Z WILSON II REG
DAVIDSON COUNTY, TN
Jul 27 8 02 AM '88
IDENTIFICATION REFERENCE FEE
5 2 9 4 6

This is unimproved ( ) / improved (XX) property, known as 809 Ilawood Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 representatives, 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. 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 my hand this 22nd day of July, 19 88

Helen Pratt Helen Pratt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Pratt, unmarried

the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July

Commission expires 5-8-71

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

_____
Notary Public

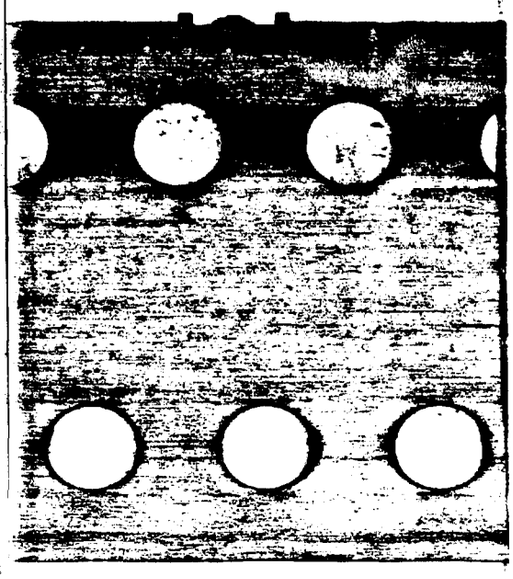
WARRANTY DEED

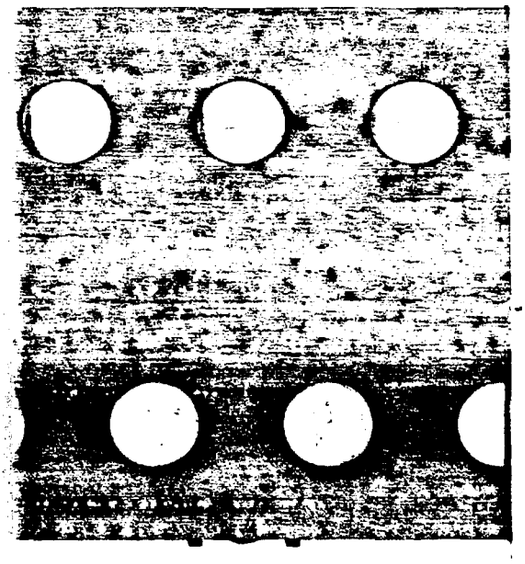
FROM
Helen Pratt, unmarried

TO
Michael Shipp and wife, Teressa Shipp

RETURN TO:
CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7610 PAGE 147

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 70343.55
				CON TX 231.99
				PRFEE 0.50
				WDEED 6.00
				TOTAL 238.49
				CHECK 238.49
07/27/88	01			08:04 0001 1313

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52946

IDENTIFICATION REFERENCE

JUL 27 8 02 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117071