FILE BOX 8/305

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:
Philip K. Madeira	BancPlus Mortgage Corp.	MAP 141-12
1005 Blythe Court, West	P.O. Box 47524	PARCEL 016
Nashville, TN 37221	San Antonio, TX 78265-6020	9D-68753

WARRANTY DEED

BOOK 7610 PAGE 917

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,

Linda Craig, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Philip K. Madeira and wife, Elinor H. Madeira

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 Lot No. 16 on the plan of Phase I Southampton, of record in Book 5200, page 464, Register's Office for said County.

SAID Lot No. 16 fronts 70.0 feet on the southeasterly margin of Blythe Court West and extends back 160.85 feet on the southwesterly line and 108.80 feet on the northeasterly line to a broken line in the rear, measuring 142.98 feet thereon.

Being the same property conveyed to Linda Craig, single by deed from Fox Ridge Company, a Limited Partnership of record in Book 6548, page 13, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 5971, page 839 and Book 6355, page 517, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Dominion Bancshares Mortgage Corporation, of record in Book 6540, page 16, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (~~an~~) improved property, known as 1005 Blythe Court, West, Nashville, TN 37221.

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 26th day of July, 1988.

Linda Craig

Linda Craig

STATE OF TENNESSEE
COUNTY OF Davidson

On this 26th day of July, 1988, before me personally appeared Linda Craig, 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 she executed the same as her free act and deed.

NOTARY PUBLIC

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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___.

BOOK 7610 PAGE 918

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 90,000.00.

Elinor H. Madeira
Affiant

Subscribed and sworn to before me, this the 26th day of July, 1988.

My Commission Expires: 10-24-88

Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE STATE OF TN

53224

IDENTIFICATION REFERENCE

Jul 27 12 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1651 07/27 0101 03CHECK 303.50

WARRANTY DEED

from:

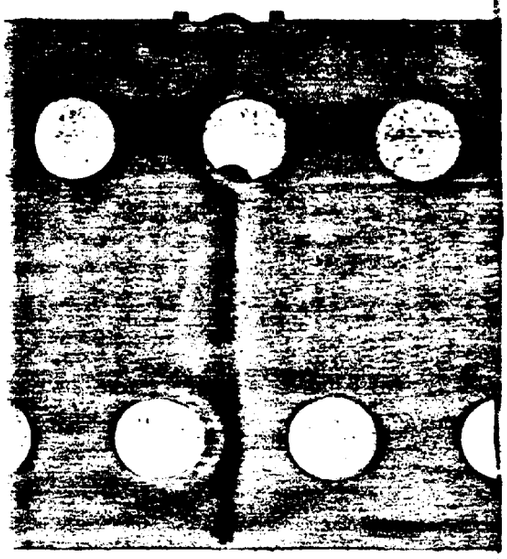
Linda Craig, unmarried

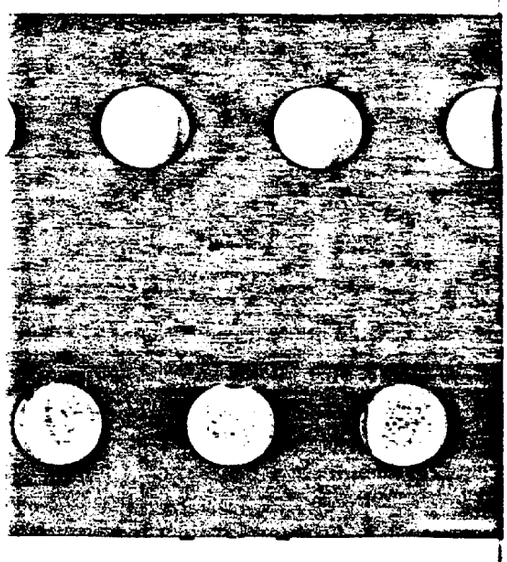
to:

Philip K. Madeira and wife, Elinor H. Madeira

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

TN-27713





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7610 PAGE 919

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	90000.00
CON TX	297.00
PRFEE	0.50
WDEED	6.00
TOTAL	303.50
CHECK	303.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/88 01 12:12 0001 1651

53224

IDENTIFICATION REFERENCE

JUL 27 12 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117408