FILE BOX "7" FILE NO. 23588

BOOK 7611 PAGE 761

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,800.00

X Phillip Beene
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY 19 88

Notary Public

MY COMMISSION EXPIRES: 6-18-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PHILLIP L. BEENE (NAME)	BANCBOSTON MORTGAGE CORPORATION (NAME)	72-14-99
3257 Spears Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 44090 (STREET ADDRESS)	27W 13855
Nashville, TN. 37207 (CITY) (STATE) (P.O. ZIP)	Jacksonville, Florida 32231 (CITY) (STATE) (ZIP)	

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, WE, JOHN M. WAECHTER and HENRY C. WAECHTER and wife, SYBIL WAECHTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP L. BEENE

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:

LAND in Davidson County, Tennessee, being part of Lot No. 11 on the Plan of H. H. Robinson's Subdivision of Lot No. 28 and 29 and a part of Lot No. 30 in the Brownsville addition, as of record in Book 57, page 1, Register's Office of said County, and described as follows, according to survey by R. L. Montoya Land Surveyor, dated March 21, 1983:

BEGINNING at an iron pin in the northerly margin of Straightway Avenue as presently located, said point being the common corner of Lots 12 and 11 and being 178 feet west of the west margin of Chapel Avenue; thence with the north margin of Straightway Avenue N 84° 19' 05" W. 55.0 feet to an iron pin; thence leaving said margin N 5° 41' 27" E. 80.0 feet to an iron pin; thence N 84° 19' 05" W. 40.0 feet to an iron pin in the east line of Lot 10; thence along a line common to Lot 10 and 11, N 5° 41' 27" E. 159.81 feet to an iron pin located in the southerly margin of Straightway Circle; thence with said margin S 83° 23' 24" E. 95.0 feet to an iron pin; thence along a line common to Lot 12 and 11, S 5° 41' 17" W. 238.27 feet to the point of beginning containing 19.508 square feet, 0.45 acres, more or less.

BEING the same property conveyed to John M. Waechter and Henry C. Waechter and wife, Sybil Waechter by deed from W. Chandler McCullough, Jr., and wife, Nancy P. McCullough of record in Book 5996, page 787, and by deed from Bonnie Waechter of record in Book 7458, page 635, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is th agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust, currently held by BANCBOSTON MORTGAGE CORPORATION.

unimproved ( )
This is improved (XX) property, known as 1405 Straightway Avenue, Nashville, Tennessee 37206
(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 our hands this 27th day of July, 19 88

JOHN M. WAECHTER

X Henry C. Waechter
HENRY C. WAECHTER

X Sybil Waechter
SYBIL WAECHTER

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN M. WAECHTER and HENRY C. WAECHTER and wife, SYBIL WAECHTER,

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 27th day of July, 1988.

Commission Expires 1-10-89

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

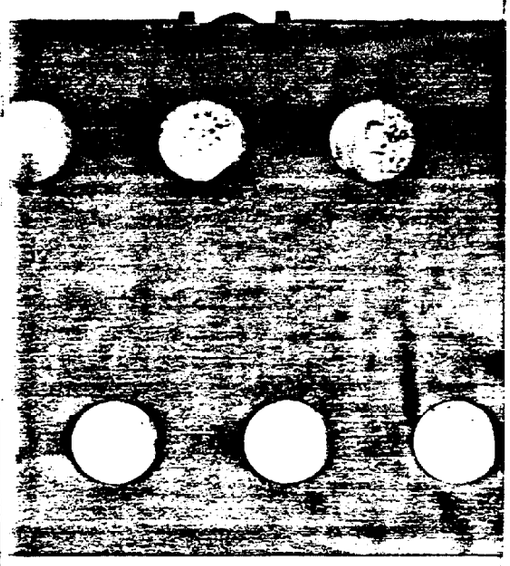
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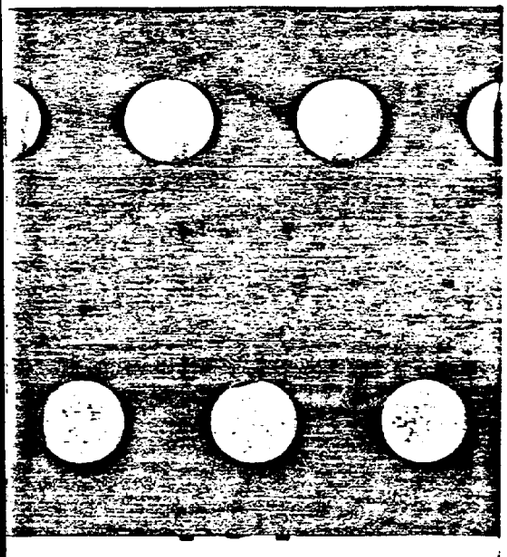
53525

IDENTIFICATION REFERENCE

Jul 28 10 24 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 7611 PAGE 763

FOR _____

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 31800.00
				CON TX 104.94
				PRFEE 0.50
				WDEED 6.00
				TOTAL 111.44
				CHECK 111.44
07/28/88	01			10:26 0001 2001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5352 $

IDENTIFICATION REFERENCE

JUL 28 10 24 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117753