BOX 15

BOOK 7614 PAGE 706

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF July, 19 88.

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stephen J. Grabenstein (NAME)	Countrywide Funding Corporation (NAME)	13D-51405
5349 Tidwell Hollow Raod (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Avenue, P.O.Box 7137 (STREET ADDRESS)	78 #42
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA 91109-7137 (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, James M. Canto and wife, Verna F. Canto 2259 08/01 0101 03CHECK 452.00

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen J. Grabenstein and wife, Sarah Oram

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 described according to a survey made by Southern Land Surveying Company, Inc., dated December 3, 1967, as follows:

Beginning on the northwesterly margin of Tidwell Hollow Road, said point being the northeast corner of property conveyed to James A. Lewis and wife, of record in Book 4138, page 833, Register's Office for said County; thence with Lewis' northeastern boundary line north 38 deg. 31 feet west 1125.22 feet; thence north 13 deg. 34 min. East 322.09 feet; thence south 40 deg. 31 min. east 1313.47 feet to the northwesterly margin of Tidwell Hollow Road; thence with the same, south 49 deg. 29 min. west 300 feet to the beginning, containing 7.81 acres, more or less.

Being the same property conveyed to James M. Canto and wife, Verna E. Canto by deed from James Edgar Thompson and wife, Julia E. Thompson of record in Book 6649, Page 66, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 6906 page 671 , Register's Office for Davidson Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is unimproved ( ) improved (XX) property, known as 5349 Tidwell Hollow Raod, Nashville, TN 37218
(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 their hand s this 29th day of July, 19 88

James M. Canto

Verna F. Canto

BOOK 7614 PAGE 707

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Larry N. Westbrook, a Notary Public in and for said County and State, the within named James M. Canto and wife, Verna F. Canto

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 29th day of July 19 88.

Commission expires June 5, 1989

Larry N. Westbrook
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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
James M. Canto and wife, Verna F. Canto

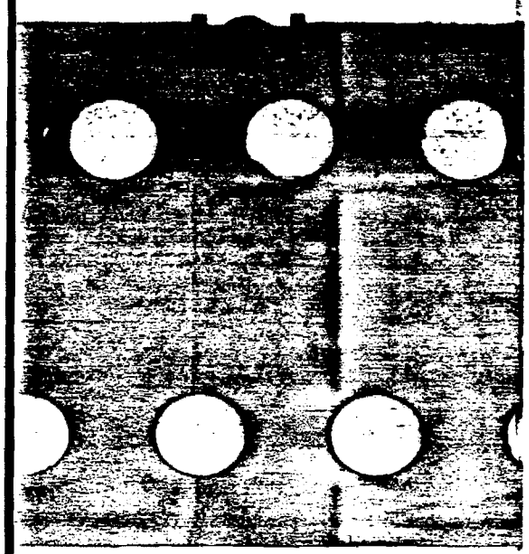
TO
Stephen J. Grabenstein and wife, ~~Sarah Gram~~

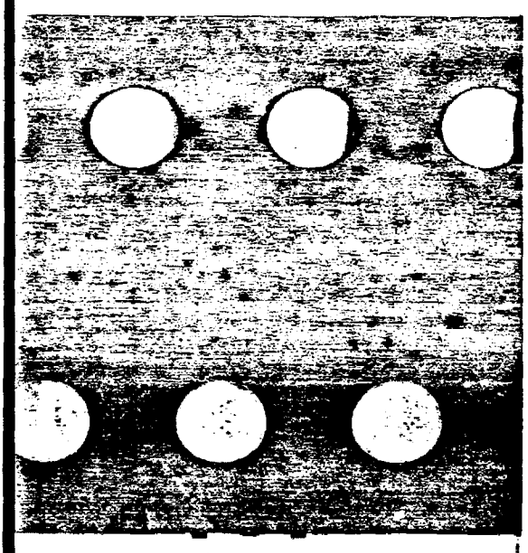
AUG 1 1 25 PM '88

DAVIDSON COUNTY, TENN. REGISTER

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

5453





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7614 PAGE 708

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
				135000.00
				CON TX 445.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 452.00
				CHECK 452.00
08/01/88		01		13:29 0001 2259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54533

IDENTIFT REFERENCE

AUG 1 1 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 118864