Box 53

FORM No. WD-1

BOOK 7615 PAGE 606

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,922.01

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July 19 88.

Notary Public: Carolyn Delfs

MY COMMISSION EXPIRES: March 8, 1989

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BEN WORD	FIRST UNION MORTGAGE CORPORATION	MAP 51-10
(NAME)	(NAME)	
1546 LEWIS ROAD	P. O. BOX 18109	PAR 114-CO
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
MADISON, TN 37115	RALEIGH, N.C. 27619	11D 94051
(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, KAREN L. NIELSON, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN WORD and wife, MAYVISE W. WORD

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.

A Planned Unit Development located in Davidson County, Tennessee, being Unit No. 1546 on the Plan of Oakland Trace PUD, of record in Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Karen L. Nielson, unmarried, by deed of record in Book 7023, page 594, Register's Office for Davidson County, Tennessee.

Grantees herein do hereby agree to assume the unpaid balance of the existing indebtedness of record in Book 7023, page 597, Register's Office for Davidson County, Tennessee, promise to pay the same and agree to hold Grantor harmless therefrom.

Grantees herein jointly and severally hereby assume and covenant to perform all the terms and conditions of the obligations set forth in that certain promissory note executed by Karen L. Nielson and delivered to First Union Mortgage Corporation in the amount of Sixty Nine Thousand Two Hundred Fifty Dollars ($69,250.00) dated October 29, 1986, and that certain deed of trust securing said promissory note of even date therewith, upon the property conveyed in this deed, which deed of trust is recorded in Book 7023, page 597, in the Davidson County Register of Deeds Office, including, but not limited to, the obligation to repay the debt.

This is unimproved ( ) improved (XX) property, known as 1546 LEWIS ROAD, MADISON, TN 37115
(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 heir 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 hand S this 28th day of July, 19 88

Karen L Nielsen
KAREN L. NIELSON

BEN WORD

Mayvise W. Word
MAYVISE W. WORD

BOOK 7615 PAGE 607

STATE OF ~~TENNESSEE~~ VIRGINIA:
COUNTY OF James City :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KAREN L. NIELSON, 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 Virginia, ~~TENNESSEE~~, this 26 day of July, 1988.

Commission expires February 4, 1992

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

548.63

IDENTIFICATION REFERENCE

AUG 2 10 52 AM '88

FEE X Z WILLIAMS REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

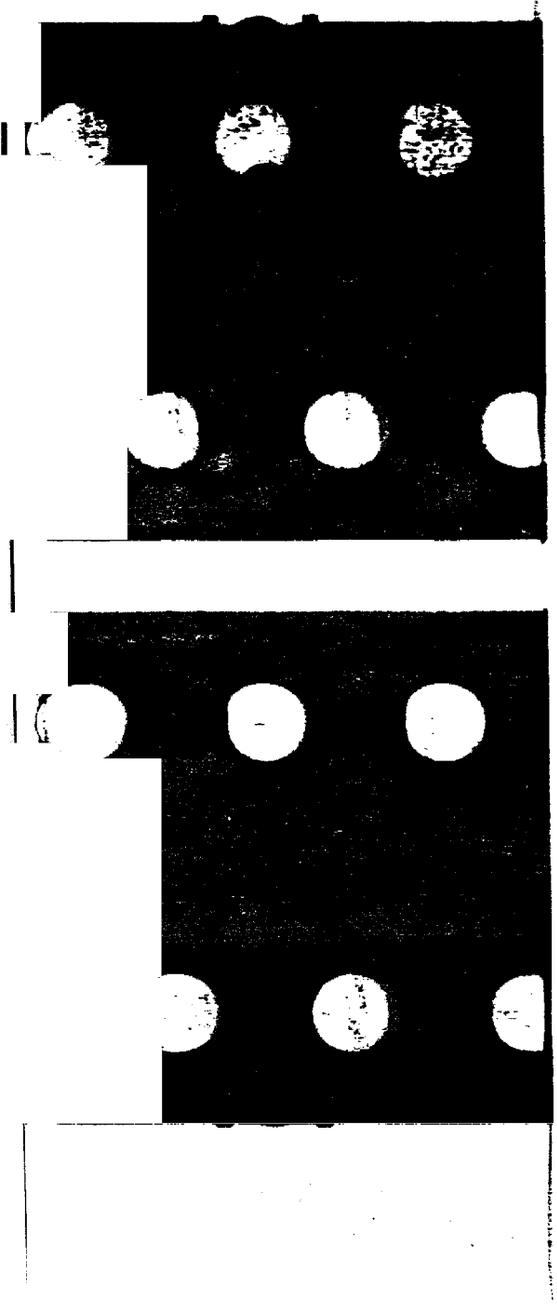
STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BEN WORD AND WIFE, MAYVISE W. WORD, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 28th day of July, 1988.

NOTARY PUBLIC

My commission expires: 3/8/89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 608

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 72922.01
				CON TX 240.57
				PRFEE 0.50
				WDEED 6.00
				TOTAL 247.07
				CHECK 247.07
08/02/88	01			10:56 0001 2675

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54863

IDENTIFICATION REFERENCE

AUG 2 10 52 AM '88

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 119277