FILE BOX 61

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 120,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-2-91

(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Lynch (NAME)	Foster Mortgage Corporation (NAME)	
3051 Lakeshore Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 171 (STREET ADDRESS)	54-9-8
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Fort Worth, Texas 76101 (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, Walter Golden, Jr. and wife, Donna R. Golden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Lynch and wife, Pamela D. Lynch

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Walter Golden, Jr. and wife, Donna R. Golden by deed from Harry A. Hosey and wife, Alice Genevieve Hosey of record in Book 5359, Page 803, Register's Office for Davidson County, Tennessee; and by quitclaim deed of record in Book 5359, Page 806, Register's Office for Davidson County, Tennessee.

5 5 4 2 0

IDENTIFICATION REFERENCE

Aug 3 2 01 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (X)
This is improved ( ) property, known as 3051 Lakeshore Drive, Old Hickory, TN 37138
(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 hand s this 29th day of July, 19 88

Walter Golden, Jr.

Donna R. Golden

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter Golden, Jr. and wife, Donna R. Golden

the 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 at Nashville, Tennessee, this 29th day of July, 19 88

Commission expires 5-8-91

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of

_____

and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

_____
Notary Public

My commission expires:

_____

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being described as follows, to wit:

Beginning at a point, said point being the most northern point of Lot No. 1 on the plan of W. P. Wilburn Subdivision (herein Lot 1 of Wilburn), as of record in Book 5190, page 171, said point being the northeast corner of the subject parcel and the point of beginning; thence, from that point and with the west line of the said lot 1 of Wilburn, South 20 degrees 46' West 102.00 feet to a point, (the southeast corner of subject parcel); thence North 69 degrees 14' West 50 feet to a point, (the southwest corner of subject parcel); thence North 20 degrees 46' East 100 feet to a point, (northwest corner of subject property); thence South 71 degrees 31' East 50 feet to the point of beginning.

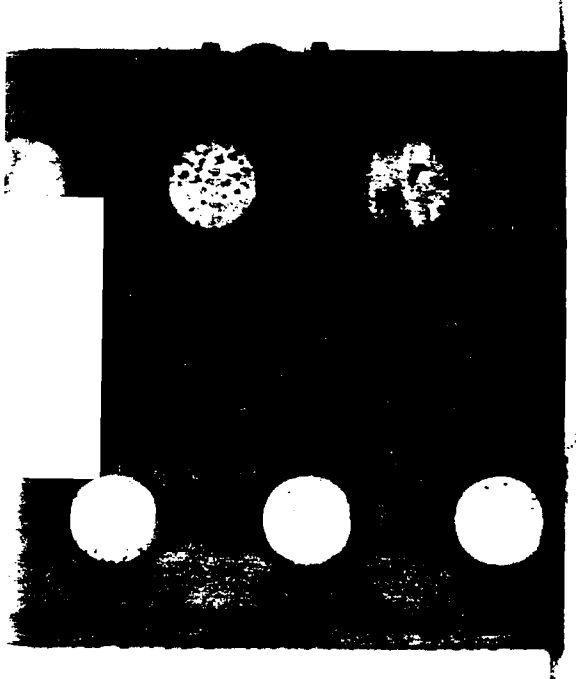
There is included in this conveyance all of the Grantors rights in and to an easement granted to them for access over, upon and through an adjacent parcel of land, which is described as follows:

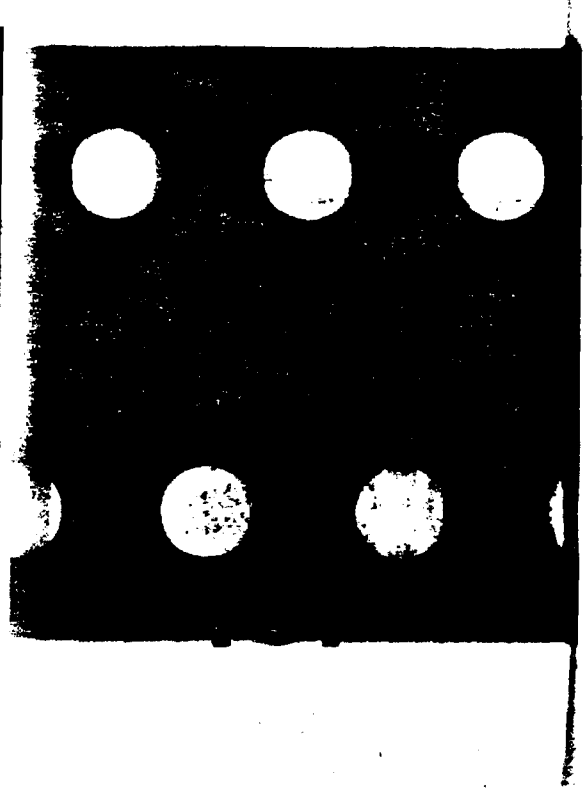
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Beginning at a point in the center of Lakeshore Drive (formerly Pitts Avenue), said point being located on the centerline of Lakeshore Drive approximately 2277 feet East of the eastern margin of 32nd Street; thence North 12 degrees 14' East 25 feet, more or less, to a point (monument) in the northern margin of Lakeshore Drive which point is the southeast corner of the property conveyed to Wilburn E. Hunt by deed of record in Book 3316, page 143, Register's Office for Davidson County, Tennessee; thence along Hunt's eastern property line North 12 degrees 14' East 415.9 feet to a point (monument), which point is the southwest corner of the property conveyed to Harry A. Hosey, etux, by deed of record in Book 3648, page 296, Register's Office for Davidson County, Tennessee; thence along Hosey's southern property line South 69 degrees 14' East 20.2 feet to a point (monument); thence South 12 degrees 16' West 409.3 feet along the western boundary line of the property conveyed to W. P. Wilburn, etux, by deed of record in Book 1097, page 80, Register's Office for Davidson County, Tennessee, to a point (monument) in the northern margin of Lakeshore Drive, which point is the southwest corner of W. P. Wilburn's property; thence South 12 degrees 16' West 25 feet, more or less, to a point located on the centerline of Lakeshore Drive, approximately 2297 feet East of the eastern margin of 32nd Street; thence North 88 degrees 37' West 20.0 feet to the point of beginning, containing 0.2 acres, more or less.

Being the same property conveyed to Walter Golden, Jr. and wife, Donna R. Golden by deed from Harry A. Hosey and wife, Alice Genevieve Hosey of record in Book 5359, page 803, Register's Office for Davidson County, Tennessee; and by quitclaim deed of record in Book 5359, page 806, Register's Office for Davidson County, Tennessee.

3272 03/03 J101 032 [illegible] 495.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7617 PAGE 368

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55420

IDENTIFI. REFERENCE

AUG 3 2 01 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

08/03/88 01 14:05 0001 3272

	CAMT
	120000.00
CON TX	396.00
PRFEE	0.50
WDEED	9.00
TOTAL	405.50
CHECK	405.50

No. 119870