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58885

WARRANTY DEED

FROM: DUDLEY A. WARNER AND WIFE, SARA W. WARNER

TO: JOHN D. LOUDERMILK, III AND WIFE, DIANE T. LOUDERMILK

IDENTIFICATION REFERENCE

AUG 15 3 36 PM '88

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Vanderbilt Plaza, Suite 900
2100 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. and Diane T. Loudermilk, III	Dudley Warner II	130-9 89
(NAME)	(NAME)	
121 Clydelan Court	2000 Warfield Drive P. O. Box 158202	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, TN 37215	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $128,750.

Subscribed and sworn to before me this the 12th day of August, 1988.

Diane Taylor Loudermilk
Affiant

My commission expires: May 8, 1991

(Affix seal) Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by JOHN D. LOUDERMILK, III AND WIFE, DIANE T. LOUDERMILK, (the "Grantees" herein), the receipt whereof is hereby acknowledged, the undersigned Grantors, DUDLEY A. WARNER AND WIFE, SARA W. WARNER, ("Grantors" herein), have bargained and sold, and by these presents do transfer and convey unto the said Grantees, JOHN D. LOUDERMILK, III AND WIFE, DIANE T. LOUDERMILK, their heirs and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

Land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 in the Map of Anderson Court Subdivision, of record in Book 2083, Page 28, Register's Office for Davidson County, Tennessee. Beginning at a point on the southwesterly margin of Clydelan Court, the common corner of Lots 2 and 3; thence with the line between said lots, southwesterly 205 feet to a point; thence South 83 degrees 38' West 70 feet to a point in the middle of Meadow Wood Drive; thence with Meadow Wood Drive North 49 degrees 17' West 41 feet to a point; thence North 42 degrees 23' East 250 feet more or less to a monument in the southwesterly margin of Clydelan Court; thence with the margin of same, southeasterly, along a slight curve, 59.48 feet to the beginning.

Being the same property conveyed to Dudley A. Warner and wife, Sara W. Warner, by deed from Robert M. Heriges, III and Peggy Heriges Brooke, of record in Book 3912, Page 532, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantors, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

Grantees acknowledge that they have inspected the property and the fixtures therein, and are buying the property and fixtures in their present "as is" condition without warranty or representation of any kind, expressed or implied, by Grantor, or any agent or broker of Grantor, as to fitness for any purpose.

SUBJECT TO:

1. 1988 taxes, a lien, but not yet due and payable.

2. Plat of record in Book 2083, Page 28, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JOHN D. LOUDERMILK, III AND WIFE, DIANE T. LOUDERMILK, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees, that they are lawfully seized and possessed of said real estate in fee simple; have a good right to convey it, and the same is unencumbered except as set out herein.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate to the said JOHN D. LOUDERMILK, III AND WIFE, DIANE T. LOUDERMILK, their and assigns, against the lawful claims of all persons whomsoever.

DATED as of this the 12th day of August, 1988.

DUDLEY A. WARNER

SARA W. WARNER 0101 03CHECK 431.21

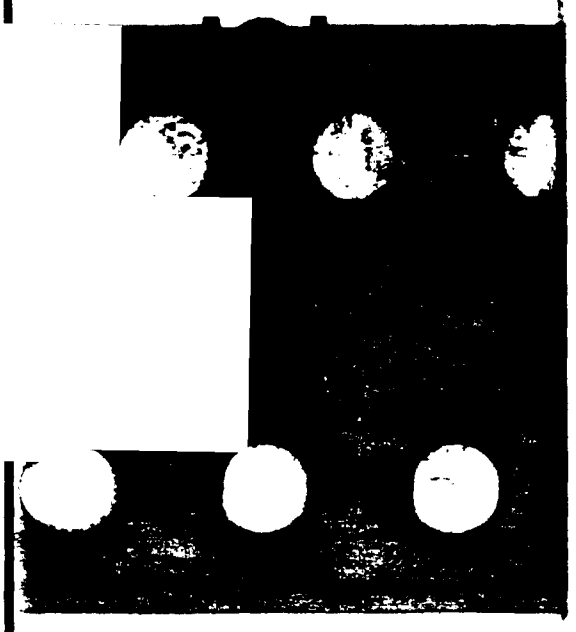
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

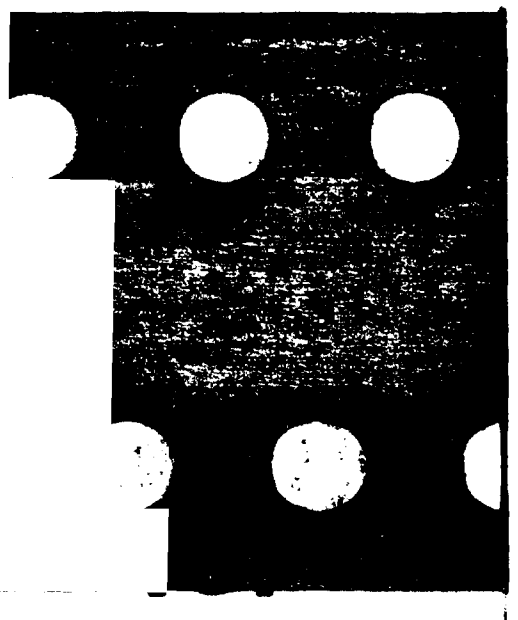
Personally appeared before me, DUDLEY A. WARNER AND WIFE, SARA W. WARNER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of August, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 8, 1991





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

5 8 8 8 5.

IDENTIFT REFERENCE

AUG 15 3 36 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

	CAMT
	128750.00
CON TX	424.71
PRFEE	0.50
MDEED	6.00
TOTAL	431.21
CHECK	431.21

08/15/88 01 15:37 0001 7266

No. 123819