BOOK 7627 PAGE 880

BF 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,600.00 Jonita Claxton

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1988

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP/PARCEL NUMBERS
Michael R. & Jonita E. Claxton (NAME)	Sovran Mortgage Corporation (NAME)	Map 64-4
4548 Woodside Circle (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 26388 (STREET ADDRESS)	Par. 18
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23260-6388 (CITY) (STATE) (ZIP)	04D-50131

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. Floren W. Menchaca, Jr. and wife, Rilla J. Menchaca

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Claxton and wife, Jonita E. Claxton

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:

BEING Lot No. 30 on the Resubdivision of Lots Nos. 29 and 30, Section I, Woodside Subdivision of record in Book 5190, page 196, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Floren W. Menchaca, Jr. and wife, Rilla J. Menchaca by deed from Ben Merritt and wife, Bonnie R. Merritt of record in Book 6029, page 470, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by Sovran Mortgage Corporation of record in Book 5617, page 420, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 5165, page 321, and such easements and setback lines of record in Book 5190, page 196, said Register's Office.

59160

REGISTER'S OFFICE
AUG 16 1 43 PM '88

unimproved ( )
This is improved (xx) property, known as 4548 Woodside Circle (House Number) (Street) Old Hickory, TN 37138 (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 Whereever 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 15th day of August, 1988

Floren W. Menchaca, Jr. Floren W. Menchaca Jr. Rilla J. Menchaca Rilla J. Menchaca

STATE OF TENNESSEE)
Davidson COUNTY)

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Personally appeared before me, Floren W. Menchaca, Jr. and wife, Rilla J. Menchaca
(Name of natural person executing the instrument)

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, at office, this 15th day of August 19 88.

My Commission Expires 5/13/89

Notary Public

STATE OF TENNESSEE)
COUNTY)

(AFFIX SEAL)

Personally appeared before me,
(Name of officer) (Official capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

(Corporate title, e.g. "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Floren W. Menchaca, Jr. and wife,

Rilla J. Menchaca

TO

Michael R. Claxton and wife,

Jonita E. Claxton

This form compliments of:

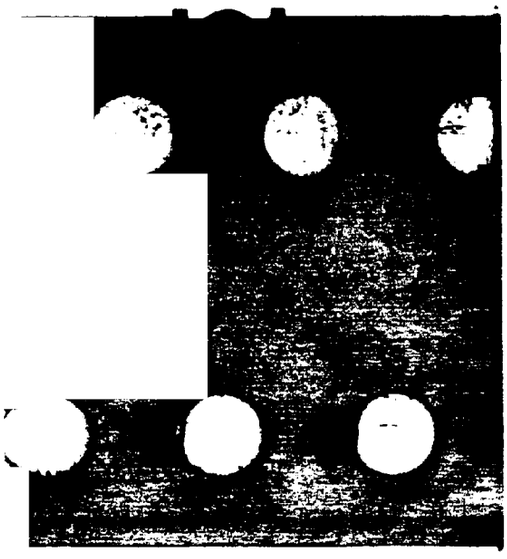
title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

7572 08/16 0101 03CHECK 262.50

OFFICIAL RECEIPT

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



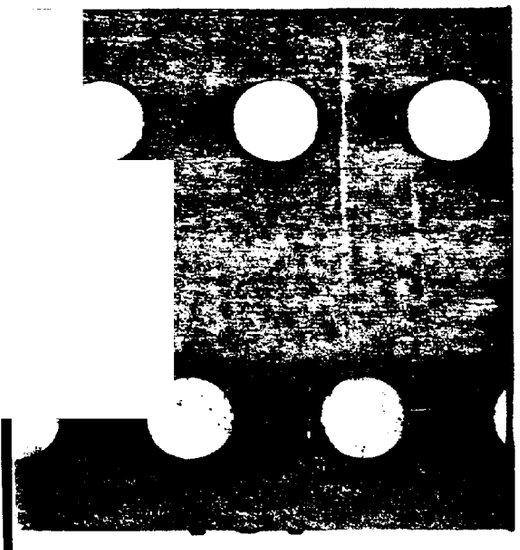
RECEIVED OF _____

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

CAMT	77600.00
CON TX	256.08
PRFEE	0.50
WDEED	6.00
TOTAL	262.58
CHECK	262.58

59160

ENTRY REFERENCE

AUG 16 1 43 PM '88

08/16/88 01 13:43 0001 7572

No. 124121