BOOK 7630 PAGE 49

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,235.79

James P. Gracy

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 88

Lois Katherine

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co.,, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
James P. Gracy	National Mortgage Co.	76-01
648 Rehnea Drive	4041 Knight Arnold Road	083.00
Old Hickory, TN 37138	Memphis, TN 38118	

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, Frederick C.E. Best and wife, Eveleen C. Best

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Gracy and wife, Catherine S. Gracy

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 Lot No. 31 on the Plan of Oak Creek Subdivision of record in Book 5200, Page 96, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Frederick C.E. Best and wife, Eveleen C. Best by deed from David E. Vaughan and wife, Vicki Ann R. Vaughan, of record in Book 7206, Page 915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to National Mortgage Company of record in Book 7206, Page 918, said Register's Office with a present unpaid balance of approximately $63,235.79, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee. Grantees further jointly and severly agrees to indemnify and hold grantors harmless from any and all further liability on said note and deed of trust and sign the deed to signify such agreement.

This is unimproved (X) improved property, known as 648 Rehnea Drive, Old Hickory, TN 37138
(House Number) (Street) (P. O. Address) (City or Town) (State 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 unincumbered, unless otherwise herein set out; and we do hereby 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 17th day of August, 19 88

Frederick C.E Best
Frederick C.E. Best

Eveleen C. Best
Eveleen C. Best

James P. Gracy
James P. Gracy

Catherine S. Gracy
Catherine S. Gracy

STATE OF TENNESSEE
Davidson County

BOOK 7630 PAGE 60

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frederick C.E. Best and wife, Eveleen C. Best and James P. Gracy and wife, Catherine S. Gracy

the bargainor s, 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 Antioch [illegible], Tennessee, this 17th day of August, 19 88.

Lori Hopkins Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Frederick C.E. Best and wife, Eveleen C. Best

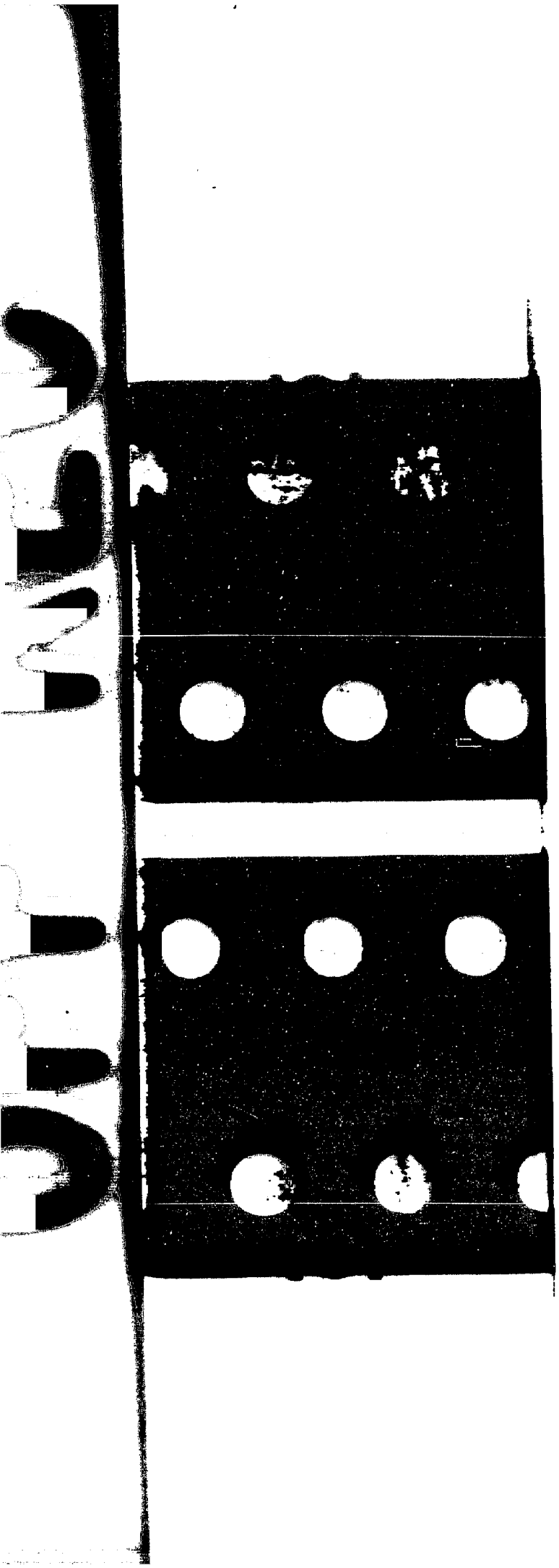
TO
James P. Gracy

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

59871

AUG 18 10 29 AM '88

8376 08/18 0101 03CHECK 215.06



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7630 PAGE 51

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 63235-79
CON TX 208-56
PRFEE 0-50
MREED 6-00
TOTAL 215-06
CHECK 215-06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5971

AUG 18 9 29 AM '88

No. 124916