file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Cathy Kay Coaker Vickers	Chemical Mortgage Company	141-12
7117 Bay Cove Trail	101 East Town Street	B-3000
Nashville, TN 37221	Columbus, OH 43215	9D-68739

WARRANTY DEED BOOK 7631 PAGE 255

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. Gregg Garland and wife, Cathy L. Garland hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cathy Kay Coaker Vickers hereinafter called the Grantee, Grantee's 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. 92 on the plan of Phase 2 Southampton, of record in Book 5200, Page 595, and amended in Book 6150, Page 298, Register's Office for said County.

SAID Lot No. 92 fronts 90 feet on the easterly margin of Bay Cove Trail and extends back between parallel lines a distance of 145.00 feet to a dead line.

BEING the same property conveyed to R. Gregg Garland and wife, Cathy L. Garland, by deed from Fox Ridge Company, a Limited Partnership, of record in Book 6854, Page 503, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens, and other matters set forth in Book 6120, Page 430, as corrected in Book 6189, Page 940, and By-Laws of record in Book 6355, Page 517, said Register's Office and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company, of record in Book 6854, Page 506, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is ~~(an)~~ improved property, known as 7117 Bay Cove Trail, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18th day of August, 19 88.

Cathy L. Garland
Cathy L. Garland

R. Gregg Garland
R. Gregg Garland

STATE OF TENNESSEE
COUNTY OF Davidson

On this 18th day of August, 19 88, before me personally appeared R. Gregg Garland and wife, Cathy L. Garland, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7631 PAGE 256

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 88,500.00.

Cathy Kay Vickers
Affiant

Subscribed and sworn to before me, this the 18th day of August, 1988.

My Commission Expires: 10-24-88

Notary Public

60395

FILED FOR RECORD
Aug 19 10 45 AM '88

WARRANTY DEED

from:
R. Gregg Garland and wife, Cathy L. Garland

to:
Cathy Kay Coaker Vickers

298.55 CHECK 0101 08/19 8882

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27794

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7631 PAGE 257

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 88500.00
CON TX 292.05
PRFEE 0.50
WDEED 6.00
TOTAL 298.55
CHECK 298.55

08/19/88 01 10:47 0001 8982

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

603935

Aug 19 10 45 AM '88

No. 125519