FORM N. WD-1

BOOK 7633 PAGE 301

FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,069.78

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-9-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME			ADDRESS			
ADDRESS NEW OWNER(S) AS FOLLOWS			SEND TAX BILLS TO			MAP-PARCEL NUMBERS
James C. Wardrop, Jr.			First Tennessee Bank			MAP 136-10
(NAME)			(NAME)			
3545 Wood Bridge Drive			Box 84			PARCEL 12
(STREET ADDRESS OR ROUTE NUMBER)			(STREET ADDRESS)			
Nashville, Tennessee		37217	Memphis, Tennessee		38101	2D-59917
(CITY)	(STATE)	(P.O. ZIP)	(CITY)	(STATE)	(ZIP)	

FOR AND 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, Bruce M. Allen and wife, Patricia M. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James C. Wardrop, Jr. and wife, Terri D. Wardrop

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. 494 on the Plat of Priest Lake Park, Section 6, as of record in Plat Book 5050, pages 21 and 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 494 fronts 72.89 feet on the southerly margin of Wood Bridge Drive and extends back 137.00 feet on the westerly line and 155.0 feet on the easterly line to a line in the rear on which it measures 135.34 feet.

Being the same property conveyed to Bruce M. Allen and wife, Patricia M. Allen by deed from Robert Charles Troidl and wife, Nell E. Jean Troidl and Matthew C. Troidl and wife, Marie D. Troidl, of record in Book 5879, page 348, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 5097, page 566 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Bruce M. Allen and wife, Patricia M. Allen to First Tennessee Bank National Association, dated November 5, 1985, with an approximate unpaid principal balance of $65,569.78, of record in Book 6707, page 934, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

This is unimproved ( ) improved (XX) property, known as 3545 Wood Bridge Drive, Nashville, Tennessee 37217
(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 19th day of August, 19 88

Bruce M. Allen
Bruce M. Allen

Patricia M Allen
Patricia M. Allen

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce M. Allen and wife, Patricia M. Allen

the bargainor s, 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 19th day of August, 19 88

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

9746 08/23 0101 03CHECK 280.83

WARRANTY DEED

FROM

Bruce M. Allen and wife, Patricia M. Allen

TO

~~James C. Wardrop, Jr. and wife, Terri~~ D. Allen

~~Wardrop~~

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

61004

IDENTIFICATION REFERENCE

Aug 23 8 10 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7633 PAGE 303

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	83069.78
			CON TX	274.33
			PRFEE	0.50
			WDEED	6.00
			TOTAL	280.83
			CHECK	280.83
08/23/88	01		08:12 0001	9746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61004

IDENTIFI REFERENCE

AUG 23 8 10 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126269