This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):
Brenda Bass
Route 8, Beech Creek Rd
Brentwood, TN 37027

Mortgagee:
First American
National Bank
First American Center
Nashville, TN 37237

Map-Parcel No.:
117-4-08

0117 08/24 0101 03CHECK 301.85

WARRANTY DEED

BOOK 7634 PAGE 253

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, ELIZABETH K. BUCHANAN AND PRILLIE S. KERRIGAN ("Grantors") have this day bargained and sold, and do hereby transfer and convey to BRENDA BASS, unmarried ("Grantee"), her heirs, successors and assigns, land in Davidson County, Tennessee, fully described as follows:

BEING the northerly 60 feet of lot No. 199 on the Belmont Land Company's Plan called Belmont Heights, as of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 199 fronts 60 feet on the westerly side of Oakland and runs back between parallel lines with the southerly margin of Sweetbrier Avenue, 175 feet to an alley.

BEING the same property conveyed to Lawrence M. Kerrigan and wife, Freda M. Kerrigan by deed from Blake C. Thackston and wife, Marguerite C. Thackston of record in Book 2445, page 327, said Register's Office. Lawrence M. Kerrigan predeceased his wife, and Freda M. Kerrigan has since died leaving the subject property to Elizabeth K. Buchanan and Prillie S. Kerrigan under her Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee.

THIS is improved property known as 2601 Oakland Avenue, Nashville, Davidson County, Tennessee 37212.

THIS conveyance is subject to the plan of record in Book 421, page 71, said Register's Office, also subject to 1988 taxes which have been prorated and assumed by the Grantee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and her heirs, successors and assigns, forever.

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, her heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 19 day of August, 1988.

Elizabeth K. Buchanan
ELIZABETH K. BUCHANAN

Prillie S. Kerrigan
PRILLIE S. KERRIGAN by
Elizabeth K. Buchanan,
attorney-in-fact

6 1 3 1 8.

IDENTIFICATION REFERENCE

AUG 24 10 00 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared ELIZABETH K. BUCHANAN 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 who acknowledged the execution of the same to be her free act and deed.

Witness my hand and and seal, this 19th day of August, 1988.

Barry W. Bedford
Notary Public

My commission expires: 11-12-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared ELIZABETH K. BUCHANAN 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 in behalf of PRILLIE S. KERRIGAN and acknowledges that she executed the same as the free act and deed of PRILLIE S. KERRIGAN.

Witness my hand and and seal, this 19th day of August, 1988.

Barry W. Bedford
Notary Public

My commission expires: 11-12-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,500.00.

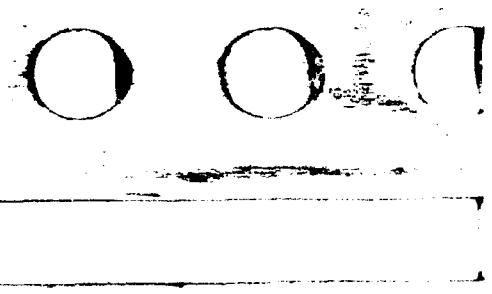
x Robert Buss
AFFIANT

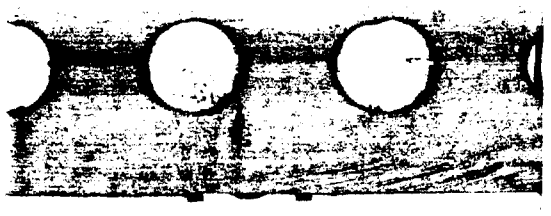
SUBSCRIBED TO AND BEFORE ME, THIS 19th DAY OF August, 1988.

Barry W. Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7634 PAGE 255

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 89500.00
CON TX 295.35
PRFEE 0.50
WDEED 6.00
TOTAL 301.85
CHECK 301.85

08/24/88 01 09:10 0001 0117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 3 L 8

IDENTIFI REFERENCE

Aug 24 [illegible] AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126635