FORM NO. WD-1

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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Kenneth LaBonte
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 19 88

Judy Dillard
Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

NOTARY PUBLIC LAW

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON —25 CENTURY BOULEVARD, SUITE 405—NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth LaBonte (NAME)	Shawmut Mortgage Corporation (NAME)	MAP 106-14
61 Lyle Lane (STREET ADDRESS OR ROUTE NUMBER)	3232 Newmark Drive (STREET ADDRESS)	PARCEL 137
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Miamisburg, Ohio 45342 (CITY) (STATE) (ZIP)	6DA-08685

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, Susan L. Watts, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth LaBonte and Sheila A. Russell

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 the northerly part of Lot No. 28 on the Plan of Sharpe Park of record in Plat Book 2330, page 105, Register of Deeds Office for Davidson County, Tennessee.

Said property fronts 60.0 feet on the southerly margin of Lyle Lane, formerly Lyle Avenue, and extends back between parallel lines 71 feet on the easterly line and 126 feet on the westerly line to the northerly margin of Interstate I-24 measures 80 feet thereon.

*

Being the same property conveyed to Randall K. Watts and wife, Susan L. Watts by deed from J.D. Weller and wife, Juanita Weller of record in Book 6013, page 957, Register's Office for Davidson County, Tennessee. The said Randall K. Watts now being deceased.

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 2635, page 535 Register's Office for said County.

*Being a part of Lot No. 27 on the Plan of Sharpe Park as of record in Book 2330, page 105, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 27 fronts 60 feet on Lyle Avenue and runs back between parallel lines 16 feet on the easterly line and 71 feet on the westerly line to a deadline on which it measures 80 feet, more or less.

Being the same property conveyed to Randall K. Watts and wife, Susan L. Watts by deed from Claretta P. Creson(now Crump) and husband, Howard Enloe Crump of record in Book 5189, page 248, Register's Office for Davidson County, Tennessee.

unimproved ( ) / This is improved (XX) property, known as 61 Lyle Lane, Nashville, TN 37211
(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 my hand this 26th day of August 19 88

Susan L. Watts

Susan L. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned Susan L. Watts a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 26th day of August 1988

Commission expires 7-13-91

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 (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (she) (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

WARRANTY DEED

FROM
Susan L. Watts

TO
Kenneth LaBonte and Sheila A. Russell

RETURN TO:

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

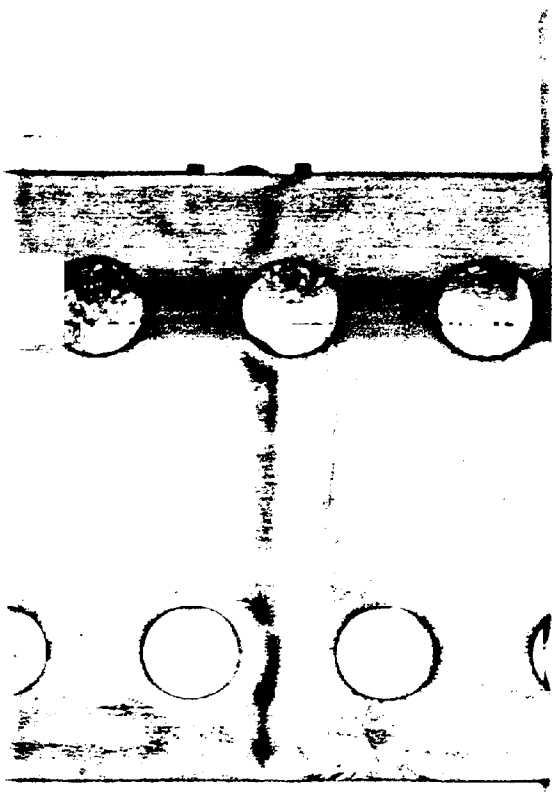
EDWARD SEDDON
ATTORNEY AT LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

6 2 9 9 2

AUG 30 8 31 AM '88

20159 08/30 0101 02/80 6502

184.10



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

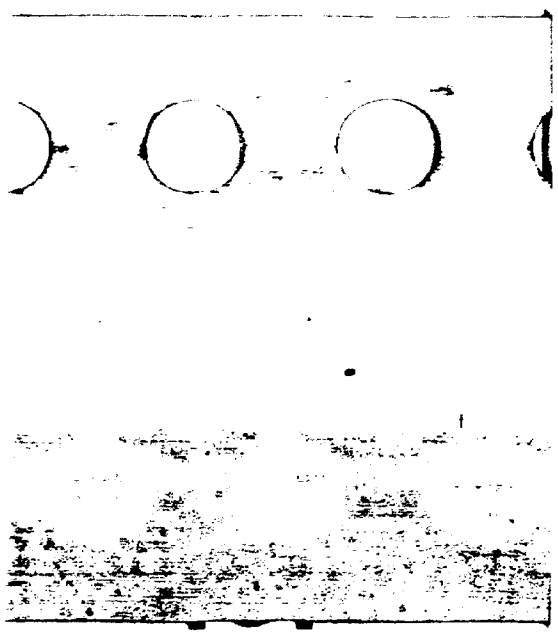
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 54000.00
CON TX 178.20
PRFEE 0.50
WDEED 6.00
TOTAL 184.70
CHECK 184.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/30/88 01 08:32 0001 2059



62992

IDENTIFICATION REFERENCE

Aug 30 8.31 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 128556