file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Patricia M. Lynch	Citizens and Southern	104-15
2702 West Linden Avenue	Mortgage Company	133
Nashville, TN 37212	P.O. Box 656	24W 10165
	Tucker, GA 30085-0656	

WARRANTY DEED

BOOK 7641 PAGE 90

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,

Robert J. Andrews and wife, Elizabeth F. Andrews

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Patricia M. Lynch, unmarried

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 the easterly half of Lot No. 10 on the plan of Sunset Park Subdivision, of record in Book 332, Page 132, Register's Office for said County.

SAID easterly half of Lot No. 10 fronts 50 feet on the northerly margin of West Linden Avenue and extends back 162.9 feet on the easterly line and 163.00 feet * on the westerly line to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Robert J. Andrews and wife, Elizabeth F. Andrews, by Quitclaim Deed from Fred E. Cowden, Jr., Trustee, of record in Book 5681, Page 13, Register's Office for Davidson Cunty, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

*by field measure and 163.95 feet by call measure,

AUG 31 2 38 PM '88

63975

This is (xx)improved property, known as 2702 West Linden, Nashville, TN 37212 Ave.

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 31st day of August, 19 88.

Elizabeth F. Andrews

Robert J. Andrews

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of August, 19 88, before me personally appeared Robert J. Andrews and wife, Elizabeth F. Andrews, 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.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 2, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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

BOOK 7641 PAGE 91

STATE OF TENNESSEE
COUNTY OF Davidson

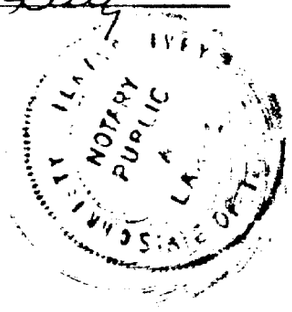
The actual consideration or value, whichever is greater, for this transfer is $ 119,500.00.

Patricia M. Lynch
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public



WARRANTY DEED

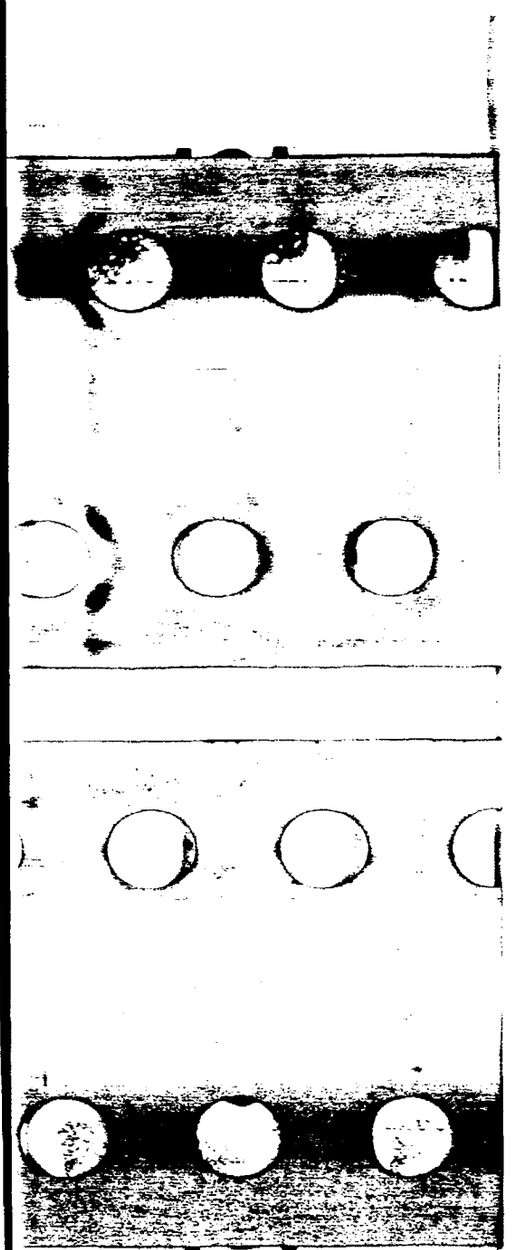
from:
Robert J. Andrews and wife,
Elizabeth F. Andrews

to:
Patricia M. Lynch, unmarried

2817 08/31 0101 01CASH 400.85

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27839



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7641 PAGE 92

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 119500.00

CON TX	394.35
MOR TX	0.50
ERR CO	
MOR TX	0.50-
PRFEE	0.50
WDEED	6.00
TOTAL	400.85
CASH	400.85

6 3 6 7 5

IDENTIFICATION REFERENCE

Aug 31 2 38 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

08/31/88 01 14:39 0001 2817

No. 129309