File Box 9

BOOK 7645 PAGE 362

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August, 19 88

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don L. Reed (NAME)	First Southern Savings & Loan Assoc. (NAME)	Map 52-8
1250 Sioux Terrace (STREET ADDRESS OR ROUTE NUMBER)	4205 Hillsboro Road, Ste. 101B (STREET ADDRESS)	Parcel 60
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	FB# 11D90737

FOR AND IN 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, John Thomas Zipperer and wife, Patricia M. Smith,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don L. Reed and wife, Lorena D. Reed,

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 Lot No. 61 on the plan of Section 2, Sequoia Valley, of record in Book 3700 at page 114, Register's Office for said County.

Said Lot No. 61 fronts 115.8 feet on the westerly margin of Sioux Terrace and extends back 109.5 feet on the northerly line and 158.9 feet on the southerly line to a dead line in the rear, measuring 113.1 feet thereon.

Being the same property conveyed to John Thomas Zipperer and wife, Cynthia Knobel Zipperer by deed from Alvin A. Fleck and wife, Gaethea F. Fleck, of record in Book 5160 at page 198, said Register's Office. John Thomas Zipperer and Cynthia Knobel Zipperer have since been divorced by final decree, of record in Minute Book 40C, page 1716, in the Circuit Court Clerk's Office for said County. Cynthia Knobel Zipperer has since conveyed all her interest in subject property to John Thomas Zipperer by Quitclaim Deed of record in Book 7540 at page 123, said Register's Office.

This conveyance is made subject to (a) property taxes for 1988 which have been prorated and for which Grantees will be responsible and (b) the matters set forth on the above referenced plan of record.

As part of the consideration for this conveyance, Grantees assume and agree to pay the indebtedness evidenced by the note to which reference is made in the deed of trust recorded in Book 7540 at page 125, said Register's Office (First Southern Savings and Loan Association # 1847) according to the terms thereof and Grantors hereby assign to Grantees the escrow account in connection therewith.

Patricia M. Smith joins in this conveyance for the sole purpose of conveying such marital interest, if any, she may have in subject property.

This is unimproved ( ) improved (X) property, known as 1250 Sioux Terrace, Madison, Tennessee 37115
(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 30th day of August, 19 88

John Thomas Zipperer

Patricia M. Smith

John Thomas Zipperer

Patricia M. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named John Thomas Zipperer and wife, Patricia M. Smith

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 30th day of August, 19 88

Commission expires 7-13-91

Notary Public

STATE OF TENNESSEE
Davidson County

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

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM

John Thomas Zipperer and wife,

Patricia M. Smith

TO

Don L. Reed and wife,

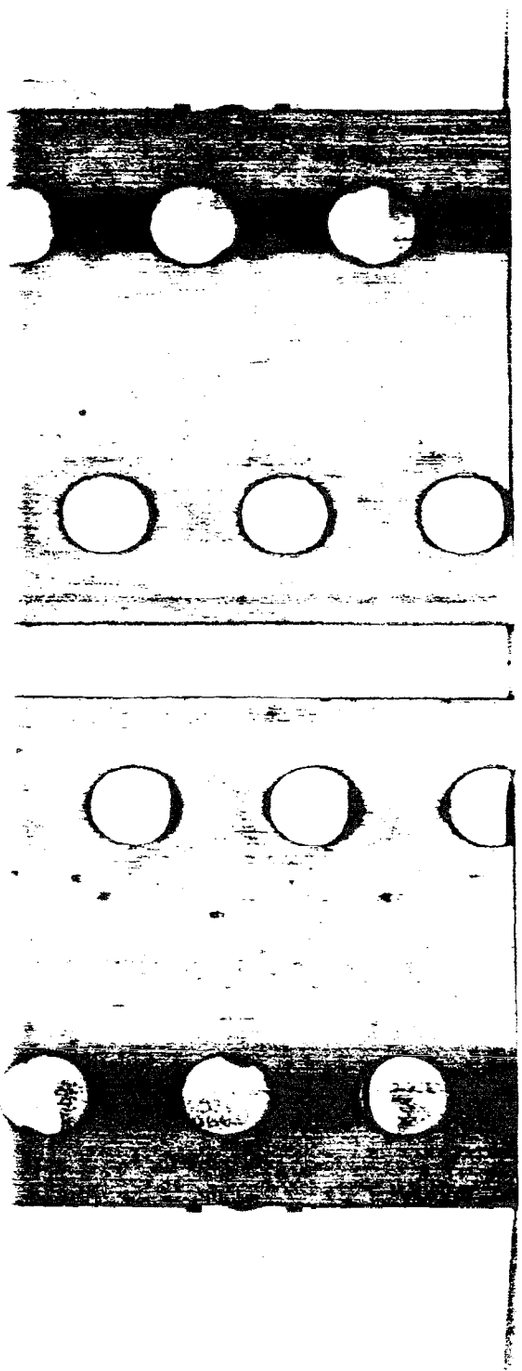
Lorena D. Reed

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Sep 6 2 01 PM '88
REGISTER'S OFFICE

6512

$270.50



OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 7645 PAGE 364

FOR _____

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAPT	20000.00
CON TX	264.00
PRFEE	0.50
WDEED	6.00
TOTAL	270.50
CHECK	270.50

6512 9

IDENTIFICATION REFERENCE

SEP 6 2 01 PM '88

FELIX Z. WILSON, REGISTER DAVIDSON

09/06/88 01 14:01 0001 4287

No. 131343