Bc-1 18

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KAGWP24 09/07/88 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

5559 09/09 0101 03CHECK 237.17

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s):
James Galen Pierce 329 Wallace Road Nashville, TN 37211	Same	Map 147-4 Parcel 24

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Hugh H. Bosworth, Trustee ("Grantor") has bargained and sold, and by these presents does transfer and convey unto James Galen Pierce and wife, Mary Alice Pierce ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot no. 39 on the Plan of Beverly Heights Subdivision, Section II, of record in Book 2331, page 42, Register's Office for said County.

Said lot no. 39 fronts 125 feet on the southerly side of Wallace Road and runs back between lines 276.9 feet on the easterly line and 228 feet on the westerly line to a point; thence 28 feet to a dead line on which said lot no. 39 extends 133 feet.

Being the same property conveyed to Grantor by deed dated June 22, 1988 from Fontaine B. Carloss of record Book 7581, page 927, said Register's Office.

This is improved property known as: 329 Wallace Road, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. Real property taxes for 1988, a lien but not yet due and payable.

2. Deed of Trust in favor of Baker Mortgage Corporation of record in Book 5197, page 79, said Register's Office.

3. Restrictive Covenants of record in Book 2440, page 199, said Register's Office.

4. All matters reflected on the plan of record in Book 2331, pagte 42, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his successors and assigns, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 8 day of September, 1988.

Hugh H. Bosworth, Trustee

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Shelby)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Hugh H. Bosworth, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument, as Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 8 day of September, 1988.

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES OCT. 18, 1989

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Shelby)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $69,900.00.

James Galen Pierce

Affiant

Sworn to and subscribed before me this 8 day of September, 1988.

Notary Public

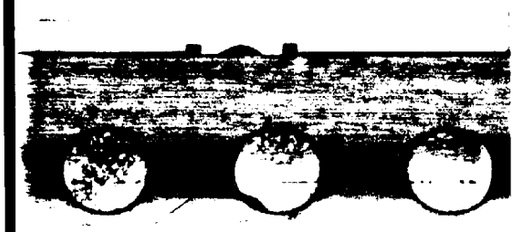
My Commission Expires:

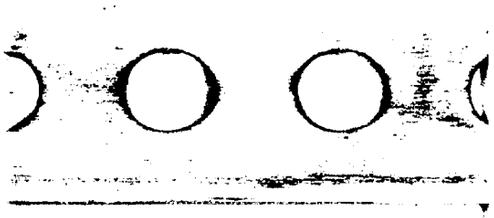
MY COMMISSION EXPIRES OCT. 18, 1989

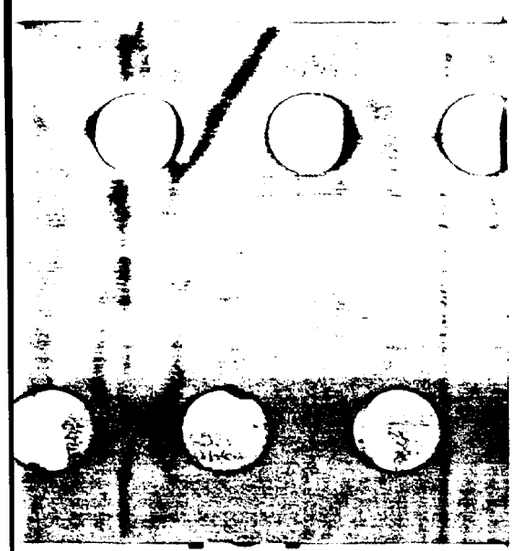
6623 9

IDENTIFICATION

SEP 9 2 26 PM '88







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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66239

IDENTIFICATION REFERENCE

SEP 9 2 26 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

09/09/88 01 14:26 0001 5559

CAMT	69900.00
CON TX	230.67
PRFEE	0.50
WDEED	6.00
TOTAL	237.17
CHECK	237.17

No. 132599