BOOK 7651 PAGE 513 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Elizabeth Griggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF September, 1988

Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Griggs (NAME)	Lomas Mortgage USA (NAME)	96-10
2842 Lakeland Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 660724 (STREET ADDRESS)	165
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Dallas, TX 75266-0724 (CITY) (STATE) (ZIP)	3025926

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~~ I, Donius E. Ward, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth Griggs, Single

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. 65 on the Plan of Twin Lawn, as of record in Book 2331, page 9, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Lakeland Drive at the corner of Lots Nos. 64 and 65; thence with the line between said two lots, northwardly 164.8 feet to the southerly line of Lot No. 45; thence with said line eastwardly 65.4 feet to a corner of Lot No. 67; thence with the line between lots Nos. 65 and 67 southeastwardly 57.3 feet to the northwest corner of Lot No. 66; thence with the line between Lots Nos. 65 and 66, southwardly 118.7 feet to the northerly margin of Lakeland Drive; thence with said Drive, westwardly 102 feet to the point of beginning.

Being the same property conveyed to Donius E. Ward, a single person by deed from Alfred Michael Jones and wife, Joyce Atkinson Jones of record in Book 5341, page 731, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2338, page 511, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantee herein agrees to assume an indebtedness evidenced by Deed of Trust of record in Book 5341, page 733, Register's Office for Davidson County, Tennessee, in the original principal amount of $ 35,700.00. The escrow account, if any, in connection with said Deed of Trust is also assumed by the Grantee.

This is unimproved ( ) / This is improved (X) property, known as 2842 Lakeland Drive, Nashville, TN 37214
(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 12th day of September, 1988

Donius E. Ward

Donius E. Ward

STATE OF TENNESSEE
Davidson County

BOOK 7651 PAGE 514

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donius E. Ward

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 19 88

Commission expires 3-11-91

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

WARRANTY DEED

FROM
Donius E. Ward

TO
Elizabeth Griggs

6765 09/14 0101 03CHECK 188.00

67-298

IDENTIFICATION REFERENCE

SEP 14 10 27 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7651 PAGE 515

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 55000.00
				CON TX 181.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 188.00
				CHECK 188.00
			09/14/88 01	10:32 0001 6765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.298

IDENTIFI REFERENCE /

SEP 14 10 27 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133791