MAP: 150-7
PARCEL: 211.00

This Instrument Prepared
From Information Furnished
by the Parties by:
Imogene W. Bolin
P. O. Box 467
Smyrna, TN 37167

3040 09/19 0101 03CHECK 304.19

SEND TAX BILLS TO:

BancBoston Mortgage Corporation
P. O. Box 44090
Jacksonville, FL 32231

NAME AND ADDRESS OF NEW OWNERS:

Daniel R. & Alice J. Adkins
Suite 103, Hamilton Place
Smyrna, Tennessee 37167

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

SEP 19 8 39 AM '88

9839

WARRANTY/ASSUMPTION DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged; and other good and valuable consideration; a part of which is the assumption of one certain trust deed dated May 26, 1986, and filed for record May 27, 1986, in the office of the Register of Deeds of Davidson County, Tennessee, in Book 6867, page 422, and note of even date thereby secured, in the original principal amount of $68,183.00, payable to Mortgage Corporation of the South, now BancBoston Mortgage Corporation, which debt the Grantees herein assume and agree to pay as part payment of the purchase price;

We, the undersigned, **MICHAEL K. GILBERT and wife, PATRICIA L. GILBERT**, have bargained and sold and do hereby transfer and convey unto **DANIEL R. ADKINS and wife, ALICE J. ADKINS**, their heirs and assigns forever, that certain parcel of real estate situated in the County of Davidson, State of Tennessee, and being further described as follows, to-wit:

BEING **LOT NO. 188** on the Plan of **THE COUNTRY, SECTION 5**, of record in Book 5200, pages 271 and 272, of the Register's Office of Davidson County, Tennessee. Said Lot No. 188 fronts 83.81 feet on the southeasterly margin of Country Lawn Court and extends back 121.77 feet on the southeasterly line and 104.42 feet on the northwesterly line to a dead line in the rear measuring 98.47 feet thereon.

Being the same property conveyed by Randall Phillips Builders, Inc. to Michael K. Gilbert and wife, Patricia L. Gilbert, by deed of record in Book 5866, page 126, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the minimum building setback line, public utility and drainage easement, anchor easement and matters as shown on subdivision plan of record in Book 5200, pages 271 and 272, and to restrictions of record in Book 5635, page 547, both of the Register's Office of Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as hereinabove set forth. The 1988 property taxes are assumed by the Grantees.

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 herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees.

The Grantors hereby transfer and assign to the Grantees all right, title and interest which we may have in and to the escrow account associated with the above referenced indebtedness.

WITNESS OUR HANDS, this the 15th day of September, 1988.

Michael K. Gilbert
MICHAEL K. GILBERT

Patricia L. Gilbert
PATRICIA L. GILBERT

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named MICAHEL K. GILBERT and wife, PATRICIA L. GILBERT, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY/ASSUMPTION DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 15th day of September, 1988.

Eugene W. Bolin
Notary Public

My commission expires: 8-28-90

AFFIDAVIT OF VALUE

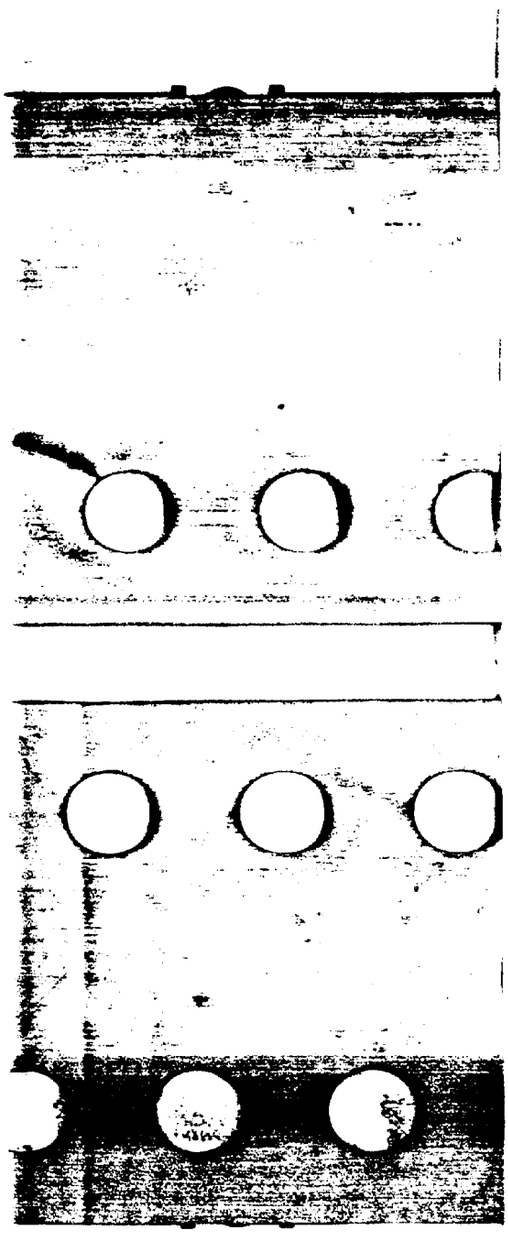
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $89,273.75, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David R. Bolin
Affiant

SWORN to and subscribed before me this the 15th day of September, 1988.

Eugene W. Bolin
Notary Public

My commission expires: 8-28-90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7654 PAGE 763

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	89273.75
CON TX	294.69
PRFEE	0.50
WDEED	9.00
TOTAL	304.19
CHECK	304.19

09/19/88 01 08:40 0001 8040

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68397

IDENTIFICATION

SEP 19 8 39 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 135046