This instrument prepared by:
Ervin M. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

FILE BOX 57

**WARRANTY DEED**

BOOK 7688 PAGE 35

| Address New Owners As Follows: | Send Tax Bills To: | Map Parcel No. |
|---|---|---|
| Sandi Ashley<br>3138 East Lake Drive<br>Nashville, Tennessee 37214 | Gulf Coast Mtg. Co.<br>P. O. Box 4272<br>Houston, TX 77210-4272 | Map 108-8<br>Parcel 156 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for a further consideration the Grantee has assumed and agrees to pay the unpaid principal balance of an indebtedness in the present amount of $49,140.88 evidenced by a note in the original principal amount of $55,000.00, secured by a Deed of Trust of record in Book 6049, page 487, and assigned by instrument of record in Book 6136, page 595, Register's Office for Davidson County, Tennessee, E. R. BUCHI, SR. (hereinafter sometimes called "Grantee") does hereby transfer and convey unto SANDI ASHLEY, her heirs, representatives and assigns, all his right, title and interest in and to the following described tract of land:

> Being part of Lot No. 23 on the amended plan of Zone Lot Division, Lots 22-28 and 68-73 East Lake Subdivision as of record in Plat Book 5800, page 151 and amending Plat Book 5200, page 342, Register's Office for Davidson County, Tennessee and further described as follows:
>
> BEGINNING at a point on the easterly margin of East Lake Drive, also being the southwest corner of this parcel, thence with said margin North 06 degrees 53 minutes 05 seconds West 35.00 feet to a point, also being the common corner of parcel 197, thence east with a radial line from East Lake Drive 166.02 feet to a point, thence South 01 degrees 44 minutes 46 seconds West 35.40 feet to a point, said line also being the rear line, thence west with a radial from East Lake Drive, 160.75 feet to the point of beginning; also being known as Parcel 156 on Property Map 108-8
>
> Being the same property conveyed to E. R. Buchi, Sr. by deed of record in Book 6418, page 533, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3138 East Lake Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Sandi Ashley, her heirs, representatives and assigns, forever.

AND E. R. Buchi, Sr. does covenant with the said Sandi Ashley that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (1) taxes for the year 1988 and subsequent years, (2) the lien of the aforementioned indebtedness hereby assumed by the Grantee, (3) matters shown on the amended pan of Zone Lot Division, Lots 22-28 and 68-73 East Lake Subdivision as of record in Book 5800, page 151 and amending Plat Book 5200, page 342, Register's Office for Davidson County, Tennessee, (4) all other easements, covenants, conditions and restrictions of record, to all of which this conveyance is made subject, and (5) rights of any tenants in possession of the property under any Lease Agreement.

AND E. R. Buchi, Sr. does further covenant and bind himself, his heirs, representatives and assigns to warrant and forever defend the title to said land to the said Sandi Ashley, her heirs, representatives and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 26th day of October, 1988.

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E. R. BUCHI, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1430 10/27 0101 03CHECK 169.85

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E. R. BUCHI, SR., the 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 for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 26th day of October, 1988.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-21-90.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $49,500.00.

AFFIANT

Patty J. Welch
NOTARY PUBLIC

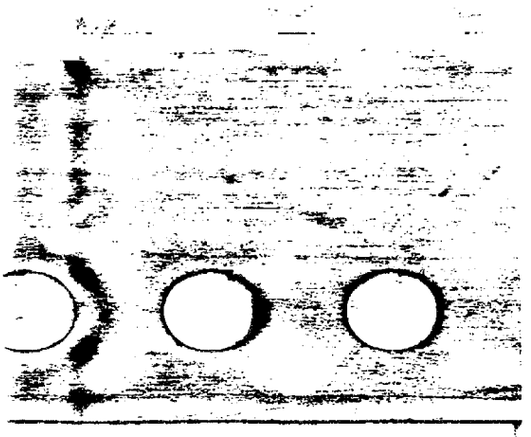
My Commission Expires: 1-21-90.

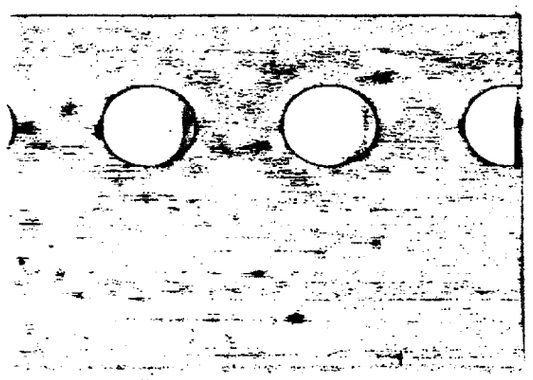
80109

IDENTIFICATION REFERENCE

Oct 27 11 18 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 7688 PAGE 37

| | | |
|---|---|---|
| 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 49500.00
CON TX 163.35
PRFEE 0.50
WDEED 6.00
TOTAL 169.85
CHECK 169.85

10/27/88 01 11:18 0001 1430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.01 0.9.

IDENTIFICATION REFERENCE

OCT 27 11 18 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 148169