File Box 8/tl

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Roy G. Poston
2021 Benjamin Avenue
Nashville, TN 37206

MORTGAGEE:
First Federal Savings Bank of Tennessee
101 West Lincoln Street
Tullahoma, TN 37388

MAP-PARCEL NUMBERS:
MAP 83-6
PARCEL 163
27W-15965

WARRANTY DEED BOOK 7690 PAGE 325

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Linda C. Wade, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roy G. Poston and wife, Wendy E. Poston

hereinafter called the Grantee, Grantee's 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 part of Lot No. 12 on the original plan of Brownsville, as of record in Book 21, page 9, Register's Office for said County.

BEGINNING on the northerly margin of Locke Street, 550 feet easterly from the easterly margin of Scott Avenue, being the southeast corner of lot conveyed by Floyd Elliott and wife, to Thomas Earl Miller, by deed of record in Book 831, page 674, Register's Office for Davidson County, Tennessee, thence with the northerly margin of said Locke Street easterly 50 feet, thence at right angles northerly 210 feet to the southerly margin of a proposed alley, thence westerly 50 feet to the said Thomas Earl Miller's northeast corner, thence with the said Miller's east line southerly 210 feet to the beginning.

Being the same property conveyed to Linda C. Wade, unmarried by deed from Brownie Lea Spain, unmarried of record in Book 6146, page 773, Register's Office for Davidson County, Tennessee.

FILED & RECORDED IN REGISTER'S OFFICE DAVIDSON CO., TN
Oct 31 9 50 AM '88
INSTRUMENT REFERENCE
8.0.8.9.

This is (an) improved property, known as 2021 Benjamin Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 24th day of October, 1988.

Linda C. Wade
Linda C. Wade

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of October, 1988, before me personally appeared Linda C. Wade, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Christie Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7690 PAGE 326

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 62,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 24th day of October, 1988.

My Commission Expires: Oct 9, 1991

_____
Notary Public

2358 10/31 0101 03CHECK 212.75

WARRANTY DEED

from:

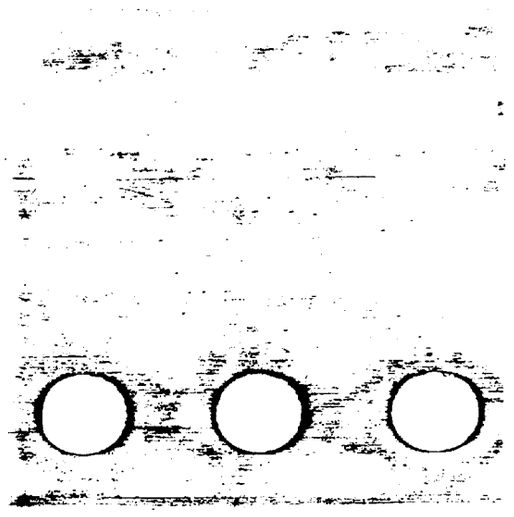
Linda C. Wade, unmarried

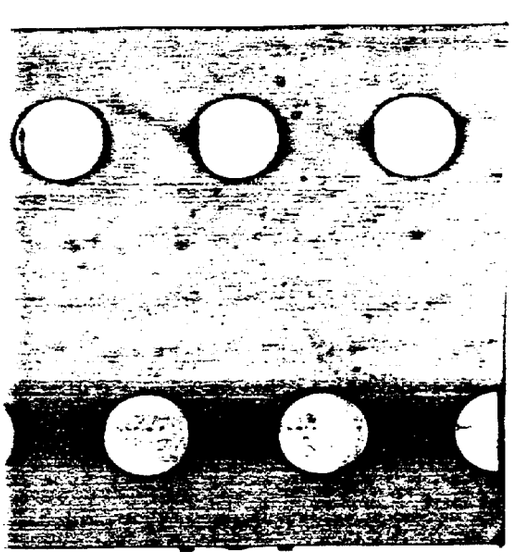
to:

Roy G. Poston and wife,
Wendy E. Poston

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7690 PAGE 327

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	62500.00
CON TX	206.25
PRFEE	0.50
WDEED	6.00
TOTAL	212.75
CHECK	212.75

10/31/88 01 09:51 0001 2358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8089

IDENTIFICATION REFERENCE

OCT 31 9 50 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149081