BOOK 7698 PAGE 488

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~105~~ 71,900.00

William L Nance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December 19 88.

[illegible]
Notary Public

MY ~~COMMISSION~~ EXPIRES: Dec. Reg

(~~AFFIX SEAL~~)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
William L. Nance (NAME)	Southeast Mortgage (NAME)	60-2-177
3047 Richmond Hill Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 026058 (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	Miami, Fla. 33102 (CITY) (STATE) (ZIP)	

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. I, Fannie Elijah

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Nance

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. 163 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, page 119 and 120, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Richmond Hill Drive, the common front corners of lot no. 163 and Reserved Tract "A" 105.0 feet to a concrete market at the common rear corners of lots nos. 162 and 163 135.0 feet to a point in the southerly margin of Creekwood Drive; thence with said margin of said Creekwood Drive, 80.0 feet to a concrete monument at the beginning of a curve having a radius of 25.00 feet; thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Richmond Hill Drive; thence with said margin of said Richmond Hill Drive 110.0 feet to the point of beginning.

Being the same property conveyed to B. B. Doubleday, Jr. by deed from Wayne Thompson and wife, Mary L. Thompson, of record in Book 6987, page 123, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 3136, page 52, as amended in Book 3253, page 591, Register's Office for Davidson County, Tennessee.

Subject to the Plan of Record in Book 2900, page 119, Register's Office for Davidson County, Tennessee, showing an owner's certificate, 30 foot setback line from Richmond Hill Drive, and a 39 foot setback line for public utility and drainage purposes along the southerly rear line of lot, and an overhand easement along north and easterly line of lot, and a utility and sewer easement along the northerly front line of lot.

unimproved ( )
This is improved (X) property, known as 3047 Richmond Hill Road, Nashville, TN 37207
(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 _____ hand _____ this 23rd day of Oct, 19 88

X Fannie Elijah

STATE OF TENNESSEE }
_____ COUNTY }

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Personally appeared before me, Yasmin Elijah
(Name of natural person executing the instrument)

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, at office, this 23rd day of October 19 88.

My Commission Expires 7-18-92

Rita A Smith
Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that he is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

(AFFIX SEAL)

5364 11/08 0101 03CHECK 243.77

WARRANTY DEED

FROM

TO

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

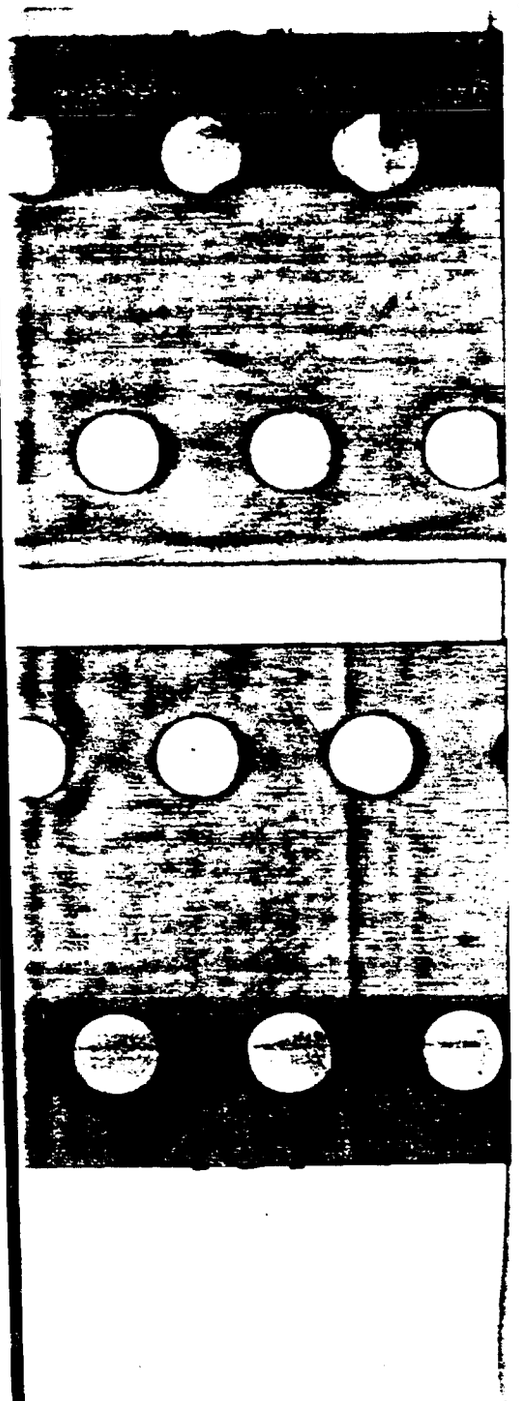
8 3 5 0 4

IDENTIFICATION

Nov 8 8 55 AM '88

RUSH

Loan #8019844



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

CAMT 71900.00
CON TX 237.27
PRFEE 0.50
WDEED 6.00
TOTAL 243.77
CHECK 243.77

11/08/88 01 08:58 0001 5364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.3504

IDENTIFICATION REFERENCE

Nov 8 8 55 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151953