FILE BOX 38

FILE #8326

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7699 PAGE 468

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MARY ESTHER McCUEN (NAME)	GMAC Mortgage Corporation (NAME)	MAP 118-10
809 Park Terrace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 780 (STREET ADDRESS)	PARCEL 87
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Waterloo, IA 50704 (CITY) (STATE) (ZIP)	FB #16DA-13245

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, RALPH E. MICHEL, unmarried, and PERRY A. MICHEL, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY ESTHER McCUEN, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Lots Nos. 16 and 17 of Block "D" on the Plan of Map of Blocks "C" and "D" Battlefield Estates - Section 2, as of record in Plat Book 974, page 59, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ralph E. Michel and Perry A. Michel by deed from Henry Houston Bixler and wife, Mildred Ross Bixler, of record in Book 6712, page 54, rerecorded in Book 6771, page 84, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes; and (2) All matters appearing on the Plan of record in Plat Book 974, page 59, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated November 15, 1985, in the original principal sum of $69,700.00, payable to Norwest Mortgage, Inc. in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6712, page 57, rerecorded in Book 6771, page 86, said Register's Office.

This is not now, nor has it ever been, the principal residence of Perry A. Michel.

8.38.81.

IDENTIFICATION

Nov 9 9 48 AM '88

FELIX J. WILKINSON, REGISTER
DAVIDSON COUNTY, TN

5784 11/09 0101 03CHECK 313.40

This is improved (XX) unimproved ( ) property, known as 809 Park Terrace, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their sucoessors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of November 1988

Ralph E. Michel
RALPH E. MICHEL

Perry A. Michel
PERRY A. MICHEL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7699 PAGE 469

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ralph E. Michel, unmarried, and Perry A. Michel, married

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of November, 19 88.

My commission expires 3/11/91 Notary Public Helen D. Scott

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Mary E. McCuen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 1988.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL)

Helen D. Scott
Notary Public

WARRANTY DEED

FROM

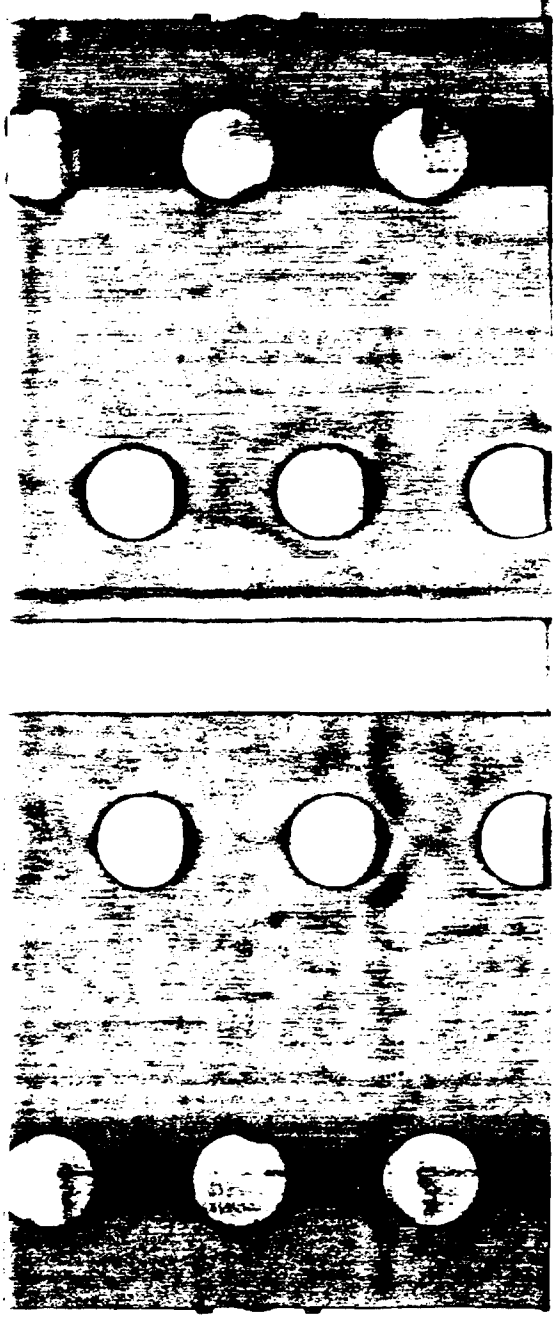
RALPH E. MICHEL, unmarried, and
PERRY A. MICHEL, married

TO

MARY ESTHER McCUEN, unmarried

PLEASE RETURN TO: FILE BOX 38

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7699 PAGE 470

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 93000.00
				CON TX 306.90
				PRFEE 0.50
				MDEED 6.00
				TOTAL 313.40
				CHECK 313.40

11/09/88 01 09:50 0001 5784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.3881.

IDENTIFICATION REFERENCE

Nov 9 9 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 152367