WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 61,000.00.

Joe W. Mears
Affiant

SWORN to and subscribed before me on this the 4th day of November, 1988.

NOTARY PUBLIC

My Commission Expires: 8/28/90

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Joe W. Mears, Sr.	Same as Owner	034-05-0-M 059.00
520 Thomas Jefferson Cr		
Madison, Tenn 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **TOM CARVER, a single person,** hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **JOE W. MEARS, SR. a single person,** hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 39 as shown on the Plan of MONTICELLO MANOR, as shown on the Plan of record in Book 6250, Page 551, Registers' Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said unit.
>
> INCLUDED in the above description, but excluded herefrom are the exterior walls of said units as set forth in an instrument of record in Book 6643, Page 958, said Registers' Office.
>
> BEING a portion of the property conveyed to TOM CARVER by Deed from KIRBY CLIFTON and wife, PAULINE CLIFTON by Deed of record in Book 7601, Page 902, Registers' Office for Davidson County, TN.

This is improved property known as 520 Thomas Jefferson Circle, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 my hand this 16 day of November, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tom Carver

TOM CARVER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, TOM CARVER, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 17 day of November, 1988.

J. A. Tate

NOTARY PUBLIC

My Commission Expires: 7-1-89

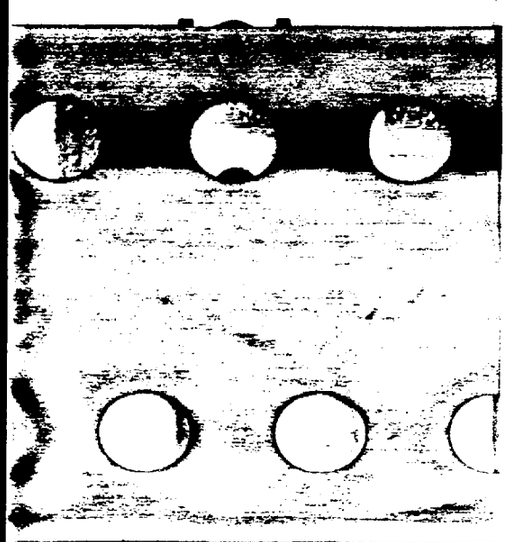
NOTARY PUBLIC AT LARGE

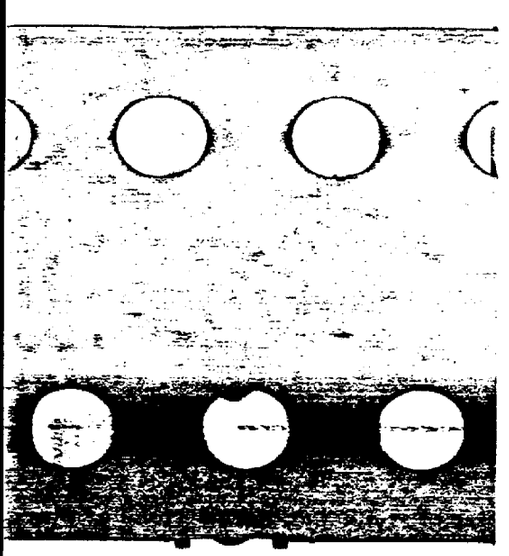
8.48225

IDENTIFICATION

Nov 11 11 11 AM '88

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7701 PAGE 676

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 61900.00
CON TX 204.27
PRFEE 0.50
MISC 6.00
TOTAL 210.77
CHECK 210.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/11/88 01 11:14 0001 6909

8.4 8.2 5.

IDENTIFICATION REFERENCE

Nov 11 11 11 AM '88

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

No. 153476