FILE BOX "7" FILE NO. 23985

BOOK 7702 PAGE 103 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 19 88

Notary Public

MY COMMISSION EXPIRES: 7/15/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT HANUSOVSKY (NAME)	BAILEY MORTGAGE COMPANY (Lots 82,75,& 76) (NAME)	MAP 82-16, Parcels
222 Wilsonia Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1389 (STREET ADDRESS)	326, 306, & 305 and 399
Nashville, TN. 37205 (CITY) (STATE) (P.O. ZIP)	Jackson, Mississippi 39215-1389 (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, WE, I, LOUISE NAVE, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT HANUSOVSKY

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:

SEE ATTACHED LEGAL DESCRIPTION

BEING all of the same property conveyed to Louise Nave unmarried, by deed from Nelson E. Ray, Sr.,and wife, Elizabeth Ray, of record in Book 7553, page 275, Register's Office for Davidson County, Tennessee.

GRANTEE HEREIN AGREES TO ASSUME THE OUTSTANDING BALANCE OF INDEBTEDNESS EVIDENCED BY DEEDS OF TRUST OF RECORD IN BOOK 5244, PAGE 326, (AS TO LOT 82), BOOK 5238, PAGE 717 (AS TO LOT 76), BOOK 5267, PAGE 671 (AS TO LOT 75) AND BOOK 4927, PAGE 663 (AS TO LOT 9 , SHELBY STREET) AND DEED OF TRUST OF RECORD IN BOOK 7553, PAGE 279, IN THE ORIGINAL PRINCIPAL AMOUNT OF $80,000.00 (AS TO LOTS 82, 75, 76, and LOT 9, SHELBY STREET).

IT IS FURTHER UNDERSTOOD AND AGREED THAT THE MORTGAGE ASSUMED IN BOOK 7553, PAGE 279, IN FAVOR OF NELSON E. RAY HAS BEEN ASSUMED WITH A PRINCIPAL BALANCE OF $79,793.81 AND THAT THE INTEREST RATE OF SAID NOTE HAS BEEN INCREASED TO 9.25% BY AGREEMENT WITH THE HOLDER OF THE NOTE AND THAT THE MONTHLY PAYMENT COMMENCING NOVEMBER 10, 1988, SHALL BE IN THE AMOUNT OF $656.70 PER MONTH WITH FULL AND FINAL PAYMENT DUE AFTER 360 MONTHLY PAYMENTS AND THAT SAID NOTE MAY NOT BE ASSUMED WITHOUT THE CONSENT OF THE HOLDER OF THE NOTE, BUT A RELEASE FOR ANY ONE PROPERTY MAY BE OBTAINED UPON PAYMENT OF 25% OF THE OUTSTANDING PRINCIPAL BALANCE AT ANY TIME. 702, 709 and 711 Boscobel Street and 902 Shelby Avenue

unimproved X
This is improved property, known as (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 my hand this 1st day of November, 19 88

LOUISE NAVE Louise Nave

BOOK 7702 PAGE 104

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named LOUISE NAVE, unmarried

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of November, 1988.

Commission Expires 3/21/91

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Tract 1 LAND in Davidson County, Tennessee, being Lot No. 82 on the Plan of Williams First Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 82 fronts 50 feet on the southerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Tract 2 LAND in Davidson County, Tennessee, being Lot No. 76, J. S. Williams First Addition to Edgefield, now East Nashville, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 76 fronts 50 feet on the northerly side of Boscobel Street and extends back between parallel lines 175 feet, more or less, to an alley in the rear.

Tract 3 BEING Lot No. 75 Williams Addition to Edgefield, now East Nashville, as of record in Book 21, page 45, Register's Office for Davidson County, Tennessee.

SAID Lot No. 75 fronts 50 feet on the north side of Boscobel Street and extends back between parallel lines 175 feet to an alley.

Tract 4 LAND in Davidson County, Tennessee, being Lot No. 9 on the Map of Confederate Hill Plan of Lots as of record in Book 57, page 32, Register's Office for said County.

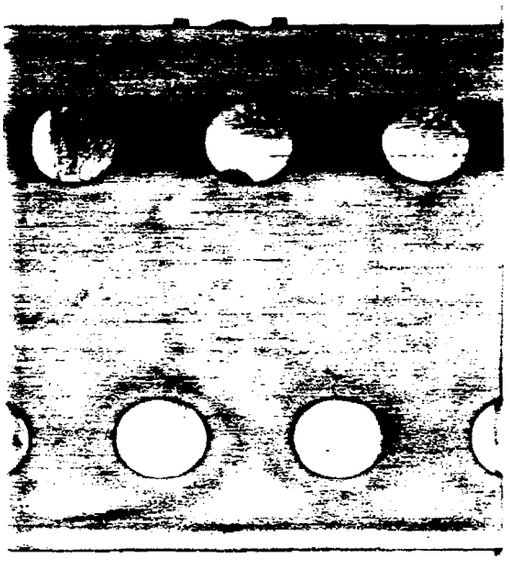
SAID Lot No. 9 fronts 60 feet on the southerly side of Shelby Avenue and runs back between parallel lines 175 feet to an alley.

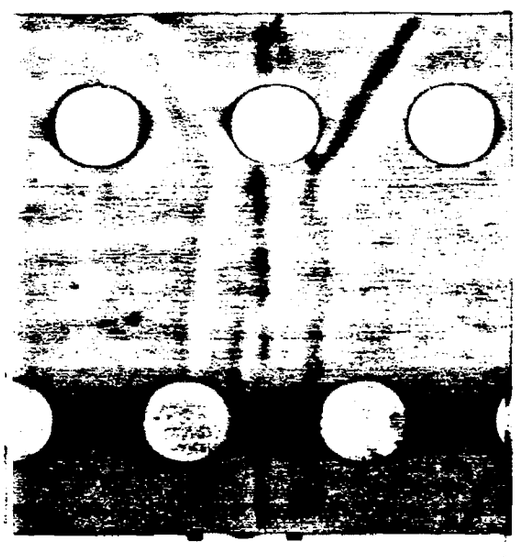
7017 11/11 0101 03CHECK 491.30

84927

TENNESSEE REFERENCE

Nov 11 3 32 PM '88





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7702 PAGE 106

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 146000.00
CON TX 481.80
PRFEE 0.50
WDEED 9.00
TOTAL 491.30
CHECK 491.30

11/11/88 01 15:35 0001 7017

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84927

IDENTIFICATION REFERENCE

Nov 11 3 32 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153582