Box 58/R.O.D.C.

BOOK 7704 PAGE 287

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Wilbur D. Warman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 88

Notary Public Jeffrey W. Combos

MY COMMISSION EXPIRES: January 21, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Combos & Lawless, P. C. First American Center 23rd Floor Nashville, TN 37238-0057

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Wilbur David Warman	NEW OWNER	MAP 142-03-0
(NAME)	(NAME)	
489 Saddle Drive		PARCEL 074.00
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Ruffner Simmons and wife, Elsie G. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wilbur David Warman and wife, Phyllis Judy Warman

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:

Being Lot No. 312 on the Plan of Walnut Hill Manor, Section I, of record in Book 4460, page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 312 fronts 100.0 feet on the easterly side of Saddle Drive and runs back between lines 164.0 feet on the northerly line and 180.0 feet on the southerly line to a dead line in the rear on which it measures 101.3 feet.

Being the same property conveyed to Ruffner Simmons and wife, Elsie G. Simmons by deed from Richard L. Allen and wife, P. Gail Allen of record in Book 5620, page 310, Register's Office for Davidson County, Tennessee.

8.57.90

IDENTIFICATION REFERENCE

Nov 16 10 36 AM '88

FEE / WILSON LT REGISTER
DAVIDSON COUNTY TN

RUSH

8055 11/16 0101 03CHECK 95.60

unimproved (XX)
This is improved ( ) property, known as 489 Saddle Drive, Nashville, TN 37221
(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 our hand s this 15th day of November, 19 88

Ruffner Simmons

Elsie G. Simmons

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Ruffner Simmons and wife, Elsie G. Simmons

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

Witness my hand, at office, this 15th day of November, 1988

Commission expires January 21, 1990

Jeffrey W. Combos
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____

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

Commission expires _____

Notary Public

BOOK 7704 PAGE 288

WARRANTY DEED

FROM

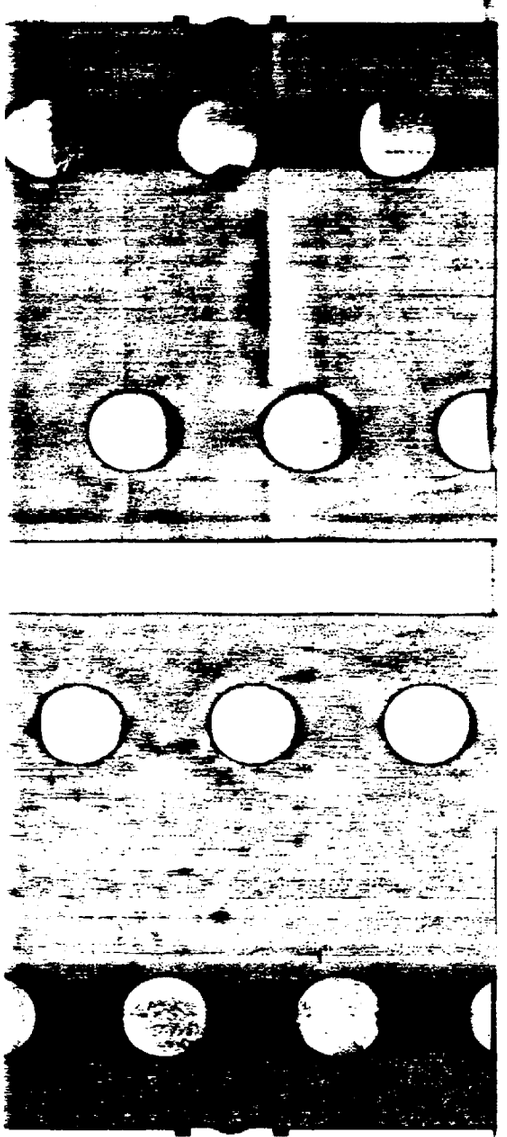
Ruffner Simmons and wife, Elsie G. Simmons

TO

Wilbur David Warman and wife, Phyllis Judy Warman

Prepared by:

COMBOS & LAWLESS
A PROFESSIONAL LAW CORPORATION
TWENTY-THIRD FLOOR
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238-0057



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7704 PAGE 289

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 27000.00
CON TX 89.10
PRFEE 0.50
WDEED 6.00
TOTAL 95.60
CHECK 95.60

11/16/88 01 10:38 0001 8055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5 7.9 0

IDENTIFY REFERENCE

Nov 16 10 36 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 154611