file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Steven F. Warren
3622 Meadowbrook Avenue
Nashville, TN 37205

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 104-5
PARCEL 266
26W 00275

WARRANTY DEED

BOOK 7712 PAGE 41

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Glenn A. Firebaugh and wife, Judy Rae Firebaugh hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steven F. Warren and wife, Eva M. Horn hereinafter called the Grantee, Grantee's 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. 455 on the plan of Richland Realty Company's Division "C", of record in Book 421, page 31, Register's Office for said County.

SAID Lot No. 455 fronts 60 feet on the northerly margin of Meadowbrook Avenue and extends back 161.2 feet more or less, on the easterly line, erroneously referred to in a prior deed as 101.2 feet, and 148.5 feet on the westerly line to an alley in the rear, measuring 62 feet thereon.

BEING the same property conveyed to Glenn A. Firebaugh and wife, Judy Rae Firebaugh by deed from Richard W. Creswell and wife, Rosamond E. Creswell of record in Book 5069, page 136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

This is ~~(an)~~ improved property, known as 3622 Meadowbrook Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 18 day of November, 1988.

Judy Rae Firebaugh

Glenn A. Firebaugh

STATE OF PENNSYLVANIA
COUNTY OF Centre

On this 18 day of November, 1988, before me personally appeared Glenn A. Firebaugh and wife, Judy Rae Firebaugh, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as ~~their~~ free act and deed.

NOTARIAL SEAL
TRACY L. WELLAR, NOTARY PUBLIC
SPRING TOWNSHIP, CENTRE COUNTY
MMISSION EXPIRES FEB. 19, 1990

My (illegible)

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7712 PAGE 42

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, 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 $ 147,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 23rd day of November, 1988.

My Commission Expires: Oct 9, 1991

_____
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:
Glenn A. Firebaugh and wife, Judy Rae Firebaugh

to:
Steven F. Warren and wife, Eva M. Horn

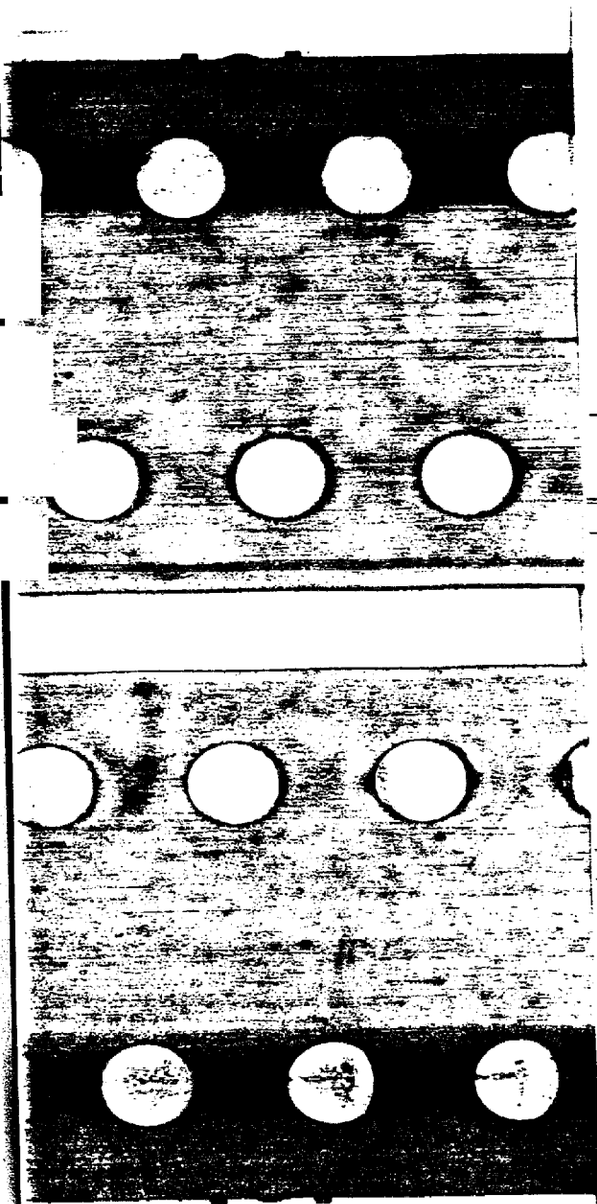
FILED 11/28 0101 CHECK 491.60

FILED NOV 28 12 41 PM '88
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

8847 1

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



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

RECEIVED OF _____

FOR _____

BOOK 7712 PAGE 43

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 147000.00
CON TX 485.10
PRFEE 0.50
WDEED 6.00
TOTAL 491.60
CHECK 491.60

11/28/88 01 12145 0001 1181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.8471.

IDENTIFICATION REFERENCE

Nov 28 12 41 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 157701