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This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,043.40

Mark McNally
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/15/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Mark McNally	CityFed Mortgage Company	Map 150-10
(NAME)	(NAME)	
3266 - B LuAnn Drive	30 Warder Street	Par. 120
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Springfield, Ohio 45501	02D-75263
(CITY) (STATE) (P.O. ZIP)	(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. Virginia S. Cook, devisee of the will of John J. Cook

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

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. 27B on the Zone Lot Division of Lots 21 through 30, on the Plan of Cherry Hills, Section 12, of record in Plat Book 6250, page 466, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John J. Cook by deed from Julie V. Golden Roberson and John Roberson of record in Book 7099, page 329, Register's Office for Davidson County, Tennessee. The said John J. Cook having since died and the property is vested in Virginia S. Cook, devisee of the Will of record in Will Book 164, page 458, Probate Court for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by CityFed Mortgage Company of record in Book 6742, page 118, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 6250, page 466, Book 6436, page 642, as amended in Book 6502, page 152, and such easements and setback lines of record in Book 6250, page 466, Register's Office for Davidson County, Tennessee.

90397

IDENTIFICATION REFERENCE

DEC 2 1 22 PM '88

FILED & RECORDED IN DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 3266 - A LuAnn Drive Antioch, TN 37013
(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 Whereever 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 December, 19 88

Virginia S. Cook

Virginia S. Cook

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Virginia S. Cook
(Name of natural person executing the instrument)

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, at office, this 1st day of December 19 88.

My Commission Expires 5/13/89

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

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

(AFFIX SEAL)

WARRANTY DEED

FROM
Virginia S. Cook

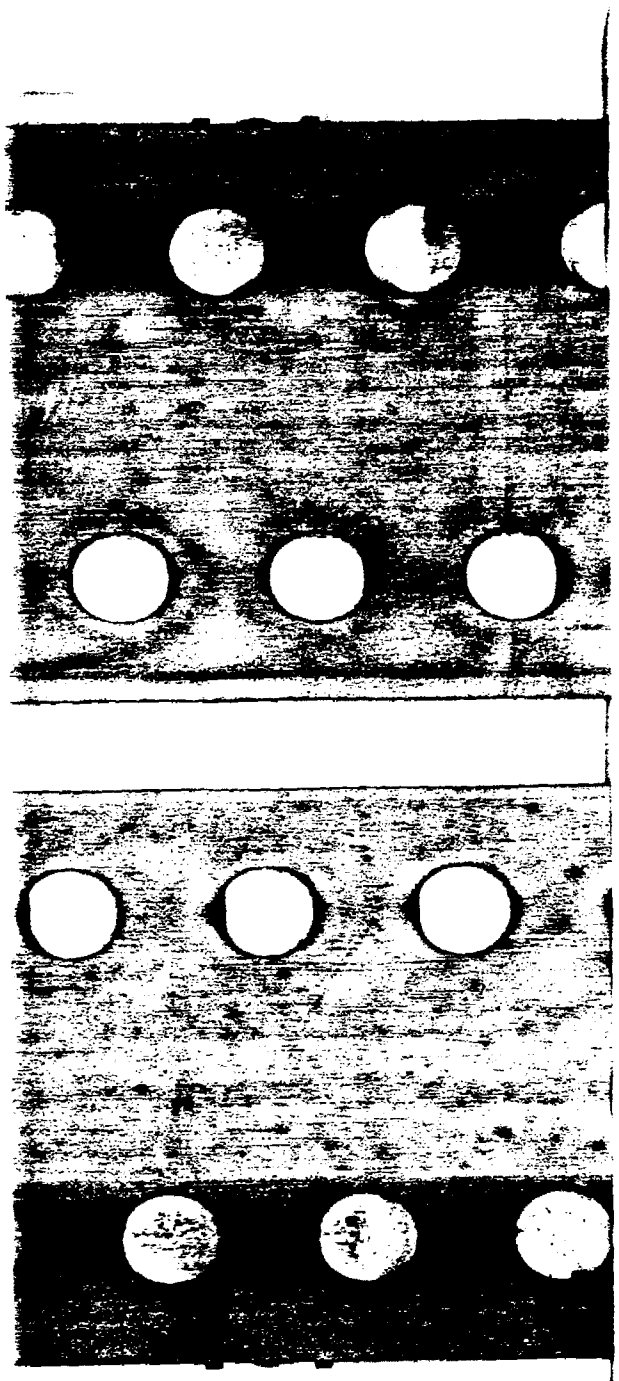
TO
Mark McNally

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

3714 12/02 0101 03CHECK 174.80



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

RECEIVED OF _____

FOR _____

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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 51043.40
CON TX 168.30
PRFEE 0.50
WDEED 6.00
TOTAL 174.80
CHECK 174.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90397 IDENTIFICATION REFERENCE Dec 2 1 22 PM '88 FELIX Z WILSON II REGISTER DAVIDSON COUNTY 12/02/88 01 13:22 0001 3714

No. 159941