BOOK 7726 PAGE 474

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,421.28

J. Marie Branham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 1988

Notary Public

MY COMMISSION EXPIRES: 7/19/[illegible]

(AFFIX SEAL)

FILE BOX 45

THIS INSTRUMENT WAS PREPARED BY
RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
J. Marie Branham (NAME)	Security Federal Savings & Loan (NAME)	MAP 108-03
3056 Casa Drive (STREET ADDRESS OR ROUTE NUMBER)	Association P. O. Box 150809 (STREET ADDRESS)	PARCEL 194
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	03D-91446

FOR AND 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, Marlene Myres Cole and husband, Gary Cole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Marie Branham, unmarried

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. 98-B on the Plan of Zone Lot Division of Lot Nos. 93 and 98, Section 5, Patio Villa, said Register's Office.

Said Lot No. 98-B fronts 48.02 feet on the easterly margin of Casa Drive and extends back 146.11 feet on the northerly line and 153.95 feet on the southerly line to a dead line in the rear measuring 24.12 feet thereon.

Being the same property conveyed to Marlene Myres by deed from Pan-American Trading, Inc., of record in Book 6708, page 418, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6199, Page 70 and Plat Book 6250, page 558, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Marlene Myres, unmarried, to Everett A. Covington, Jr., Trustee, for Tennessee Housing Development Agency, dated October 24, 1985, and filed for record in Book 6708, Page 421, Register's Office for said County, with an unpaid principal amount of approximately $44,721.28, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

Gary Cole is joining in this conveyance to convey any and all marital rights he may have to said property.

This is ( ) unimproved (XX) improved property, known as 3056 Casa Drive, Nashville, TN 37214
(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 heir 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 covey 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 12th day of December, 1988

Gary Cole

Marlene Myres Cole

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marlene Myres Cole and husband, Gary Cole

(or proved to me on the basis of satisfactory evidence

the bargainors, with whom I am personally acquainted/and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 19 88

Commission expires 7/19/92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Marlene Myres Cole
Gary Cole

TO

J. Marie Branham

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

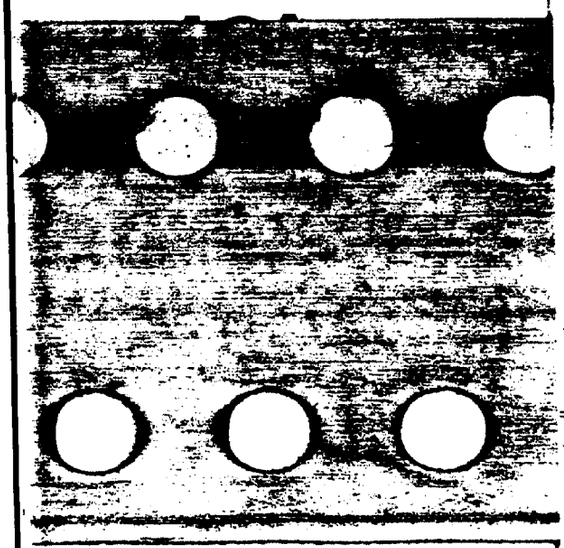
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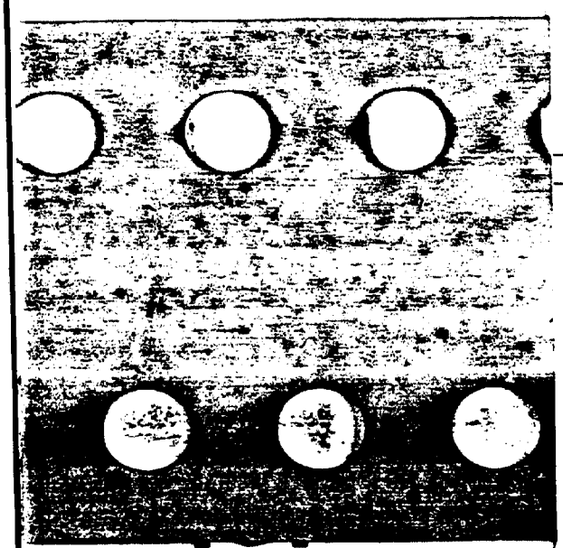
IDENTIFICATION REFERENCE

Dec 13 1 38 PM '88

FEE 7 WILSON JR REGISTER
DAVIDSON COUNTY TN

6894 12/13 0101 03CHECK 156.32





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 45421.28
CON TX 149.82
PRFEE 0.50
WDEED 6.00
TOTAL 156.32
CHECK 156.32

12/13/88 01 13:38 0001 6894

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9304 5

IDENTIFICATION REFERENCE

Dec 13 1 38 PM '88

FELIX Z WILSON REGISTER DAVIDSON TN

No. 163077