This Instrument Was Prepared By:
Thomas C. Binkley, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Box 38
CLR

BOOK 7729 PAGE 15

Address New Owner(s):	Send Tax Bills to	Map:72-10
Leon J. Wilson and wife,	Leon J. Wison and wife,	Parcel:143
Constance R. Wilson	Constance R. Wilson	
1127 Delmas Avenue	1127 Delmas Avenue	
Nashville, TN 37216	Nashville, TN 37216	

8126 12/15 0101 03CHECK 176.12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Walter L. Allen, Jr. and wife, Terri L. Allen, (the "Grantor"), have this day bargained and sold, and do hereby transfer and convey to Leon J. Wilson and wife, Constance R. Wilson , (the "Grantee"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Eastmoore Place, as of record in Plat Book 547, pages 177 and 178, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Walter L. Allen, Jr. and wife, Jane S. Allen, by deed from Clayton E. Sandline and wife, Jessie Mai Sandlin, of record in Book 4880, page 166, said Register's Office. The said Jane S. Allen has since died.

This conveyance is made subject to:

1. Taxes for the year 1988, a lien, now due and payable but not yet delinquent.

2. All matters appearing on the Plan of record in Book 547, pages 177 and 178, Register's Office for Davidson County, Tennessee.

This is improved property known as 1127 Delmas Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds theirselves, their heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of December, 1988.

Walter L. Allen, Jr.

Terri L. Allen

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Walter L. Allen, Jr. and wife, Terri L. Allen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee, this 14th day of December, 1988.

Notary Public

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $51,400.00.

Affiant

Subscribed and sworn to before me,
this 14th day of December, 1988.

Notary Public

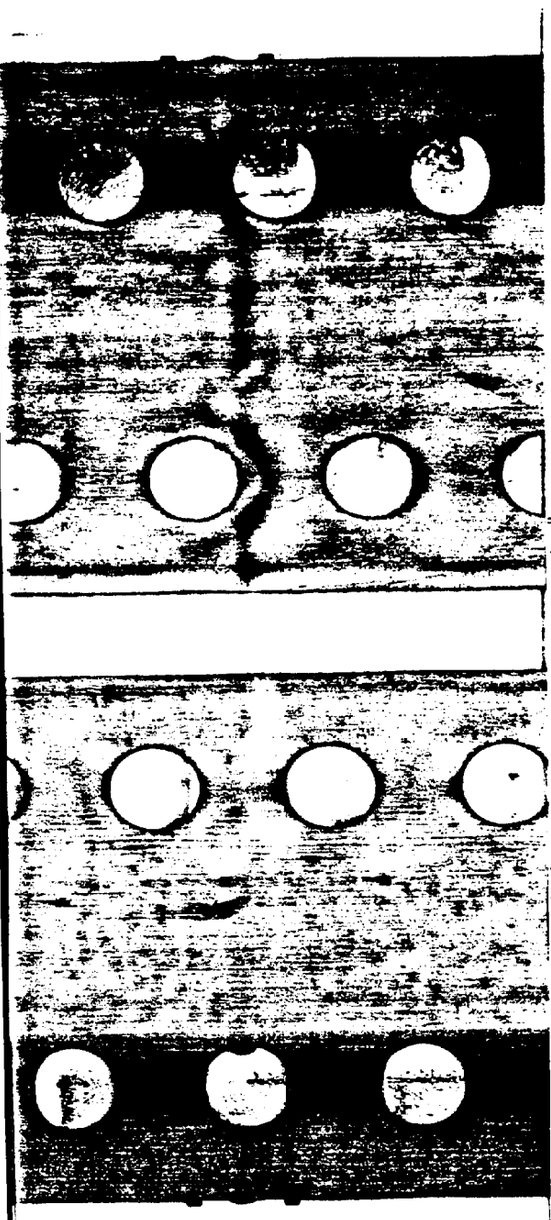
My Commission Expires: 3-11-91

94104.

IDENTIFICATION

Dec 15 4 10 PM '88

CLR1209884



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

RECEIVED OF _____

FOR _____

BOOK 7729 PAGE 17

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	51400.00
CON TX	169.62
PRFEE	0.50
WDEED	6.00
TOTAL	176.12
CHECK	176.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/15/88 01 16:10 0001 8126

94104

IDENTIF REFERENCE

Dec 15 4 10 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 164298