This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7734 PAGE 628

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.:
Olan B. Mitchell et ux	Standard Federal	94-1-214
723 South 13th Street	Savings Bank	18W-15375
Nashville, TN 37206	Box 9481	
	Gaithersburg, MD 20898	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, LUTHER CAROL TANLEY AND RICK C. TANLEY ("Grantors") have this day bargained and sold, and do hereby transfer and convey to OLAN B. MITCHELL AND WIFE, MARY B. MITCHELL ("Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 149 on the Map of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Luther Carol Tanley and Rick C. Tanley, as tenants in common by deed from Phillip A. Oakley, unmarried, of record in Book 7249, page 252, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 723 South 13th Street, Nashville, TN 37206.

This conveyance is subject to 1988 property taxes which have been prorated and assumed by the Grantees. Grantee herein assumes the balance due on a mortgage secured by a Deed of Trust of record in Book 5126, page 793, said Register's Office.

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

AND Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

The property is subject to a certain Trust Deed to Marvin M. Biggerstaff, Jr., et ux, dated March 7, 1977 recorded in the land records of Davidson County, State of Tennessee, on March 22, 1977, in Book 5126, page 793, and Grantees jointly and severally expressly assume and promise to keep and perform all covenants and obligations of the Grantors therein named and further jointly and severally expressly assume and promise to pay the obligation under the terms of the said Trust Deed; this agreement of assumption being evidenced by the Grantees' acceptance of this Deed.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 21st day of December, 1988.

Luther Carol Tanley
LUTHER CAROL TANLEY

Rick C. Tanley
RICK C. TANLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of December, 1988, before me personally appeared LUTHER CAROL TANLEY and RICK C. TANLEY to me known, or proved to me on the basis of satisfactory evidence, to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission expires:
11-10-91

Richard M. Daneman
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $33,000.00.

Alan G. Mitchell
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 21st. DAY OF December, 1988.

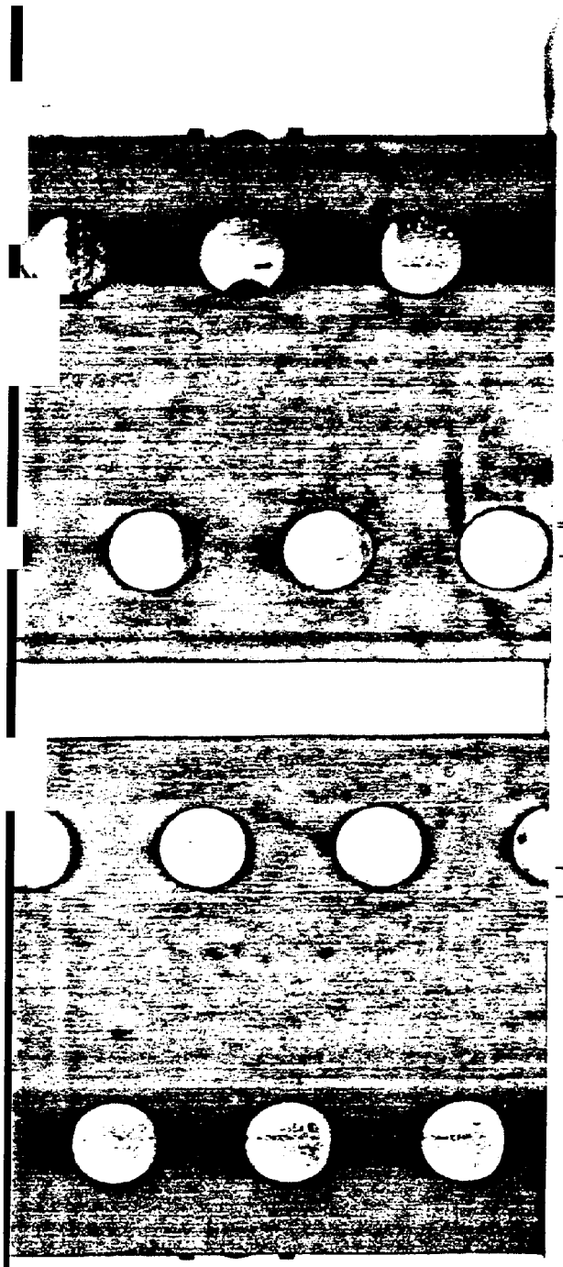
Richard M. Daneman
NOTARY PUBLIC

My Commission Expires: 11-10-91

0419 12/22 0101 03CHECK 115.40

96063

IDENTIFICATION
Dec 22 12 11 PM '88



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

RECEIVED OF _____

FOR _____

BOOK 7734 PAGE 630

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 33000.00
CON TX 108.90
PRFEE 0.50
WDEED 6.00
TOTAL 115.40
CHECK 115.40

12/22/88 01 12:11 0001 0419

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96063

IDENTIFICATION REFERENCE

Dec 22 12 11 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 166561