file box 8/jcb

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 7740 PAGE 355

ADDRESS NEW OWNER:
John Keith Parks
116 Bowling Avenue
Nashville, Tn 37205

MORTGAGEE:
Citizens and Southern
Mortgage Corporation
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAP 104-05
PARCEL 313
26W 03045

WARRANTY DEED

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,

Timothy B. Wiles and wife, Mary V. Wiles

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto John Keith Parks and wife, Cynthia A. Savage-Parks

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. 307 on the plan of Richland Realty Company's 1st Addition to Subdivision B, of record in Book 332, page 174, Register's Office for said County.

Said Lot No. 307 fronts 50 feet on the northerly margin of Bowling Avenue amd extends back between parallel lines 200 feet to an alley.

Being the same property conveyed to Timothy B. Wiles and wife, Mary V. Wiles by deed from Alice M. Waid, unmarried of record in Book 6904, page 207, 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.

97 9 6 5.

IDENTIFICATION REFERENCE

Dec 30 1 42 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (an) improved property, known as 116 Bowling 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 29th day of December, 1988.

Mary V. Wiles
Mary V. Wiles

Timothy B. Wiles
Timothy B. Wiles

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of December, 1988, before me personally appeared Timothy B. Wiles and wife, Mary V. Wiles, 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 executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7740 PAGE 356

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 $ 103,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of December, 1988.

My Commission Expires: Oct 9, 1991

_____
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

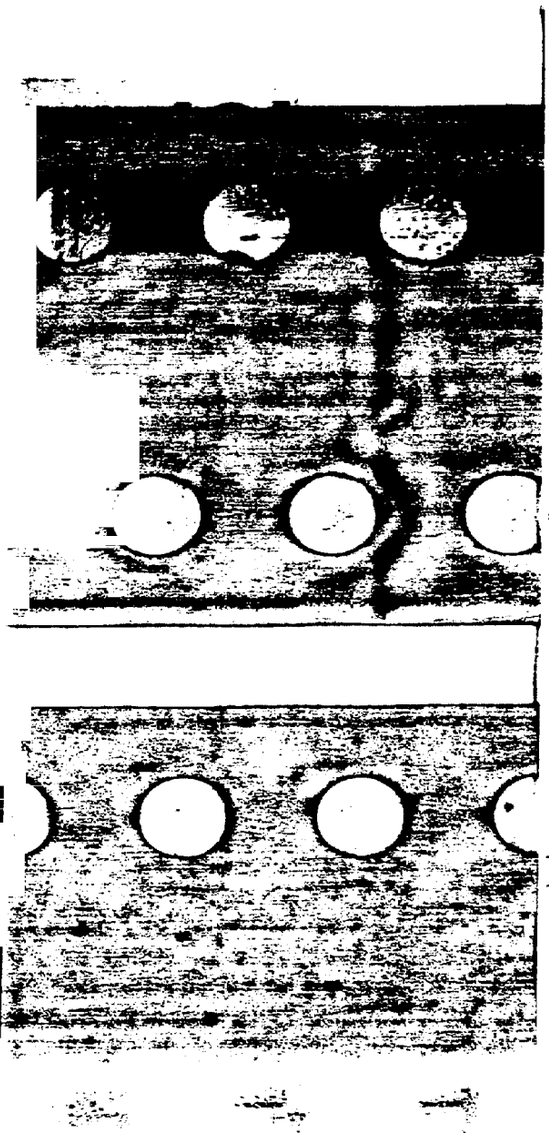
WARRANTY DEED
Timothy B. Wiles and wife, Mary V. Wiles from:

John Keith Parks and wife, Cynthia A. Savage-Parks to:

2772 12/30 0101 DEDEEK 346.40

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-28086



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

RECEIVED OF _____

FOR _____

BOOK 7740 PAGE 357

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 103000.00
CON TX 339.90
PRFEE 0.50
WDEED 6.00
TOTAL 346.40
CHECK 346.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/88 01 13:44 0001 2772

97965

IDENTIFICATION REFERENCE

DEC 30 1 42 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 168888