Book 7

FORM NO. WD-1

BOOK 7740 PAGE 425

File # 24094
Loan # 411028-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$57,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES: 3-11-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: City Federal Savings	MAP-PARCEL NUMBERS
MICHAEL A. ADKINS (NAME)	Bank c/o Cityfed Mortgage Company (NAME)	MAP 119-6
2701 Hartford Drive (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	PAR 254
Nashville, TN. 37210 (CITY) (STATE) (P.O ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	6DA-34024

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, WE MARK AUSTIN STEIN and wife, DIANNA GRIMES STEIN

HEREINAFTER CALLED THE GRANTORS, HAVE MARRIED, AND BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL A. ADKINS, and CORNELIA R. ADKINS, ~~Married Person~~ 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:

LAND In Davidson County, Tennessee, being Lot No. 25 on the Final Layout for subdivision, Hidden Acres, recorded in Book 1130, Page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Mark Austin Stein and wife, Dianna Grimes Stein by deed from Metropolitan Housing Ltd. recorded in Book 6585, Page 418, Register's Office for Davidson County, Tennessee.

9 7 9 8 9

IDENTIFICATION REFERENCE

Dec 30 2 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 2701 Hartford Drive, Nashville, TN. 37210
(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. 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 their hand s this 21st day of December, 19 88

MARK AUSTIN STEIN + Mark Austin Stein

DIANNA GRIMES STEIN + Dianna Grimes Stein

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~MARK AUSTIN STEIN and wife, DIANNA GRIMES STEIN~~

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 Nashville, Tennessee, this 21st day of December, 19 88.

Commission Expires 3-11-91

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

MARK AUSTIN STEIN

DIANNA GRIMES STEIN

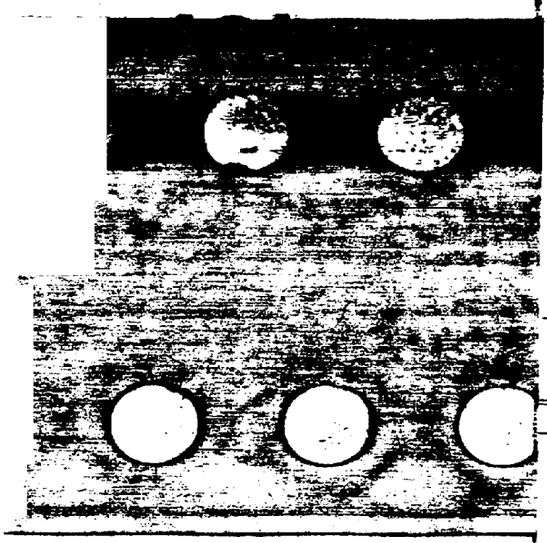
TO

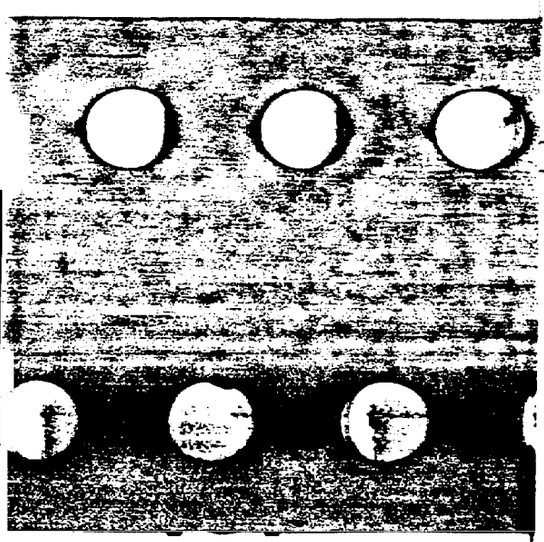
MICHAEL A. ADKINS

CORNELIA R. ADKINS

Saturn & Mazer, Attorneys
Row 1
Box 7

2748 12/30 0101 03CHECK 197.57





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

RECEIVED OF _____

FOR _____

BOOK 7740 PAGE 427

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	57900.00
CON TX	191.07
PRFEE	0.50
[illegible]NK	6.00
TOTAL	197.57
CHECK	197.57

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

12/30/88 01 14:12 0001 2798

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

Dec 30 2 11 PM '88

IDENTIFICATION REFERENCE

9. 7. 9 8 9.

No. 168914