THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
James M. Hammonds, Jr. 2529 Forest View Drive Antioch, TN 37013	Same	Map 82-12 Parcel 214

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

Southern Real Estate Corporation, a Tennessee corporation

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

James M. Hammonds, Jr.

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Lot No. 40 on the Plan of Neill S. Brown's Addition to East Nashville, as of record in Book 57, page 50, Register's Office for said County:

Said Lot No. 40 fronts 50 feet on the southerly side of Silverdene Place, formerly Georgia Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Southern Real Estate Corporation by Trustee's Deed from M. Norris Jenkins, Trustee, of record in Book 7738, page 737, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 902 Silverdene (Ramsey)

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 assigns, to warrant and defend title 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 my hand this 30th day of December 1988.

SOUTHERN REAL ESTATE CORPORATION

By Joyce B. Wright
JOYCE B. WRIGHT, President

02326

IDENTIFICATION

JAN 18 2 36 PM '89

TILLY Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joyce B. Wright, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be President of the Southern Real Estate Corporation, the within named bargainor, a corporation, and that she as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of December 1988.

My Commission Expires:
11-12-89

Phyllis Keeton
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7257 01/18 0101 03CHECK 128.60

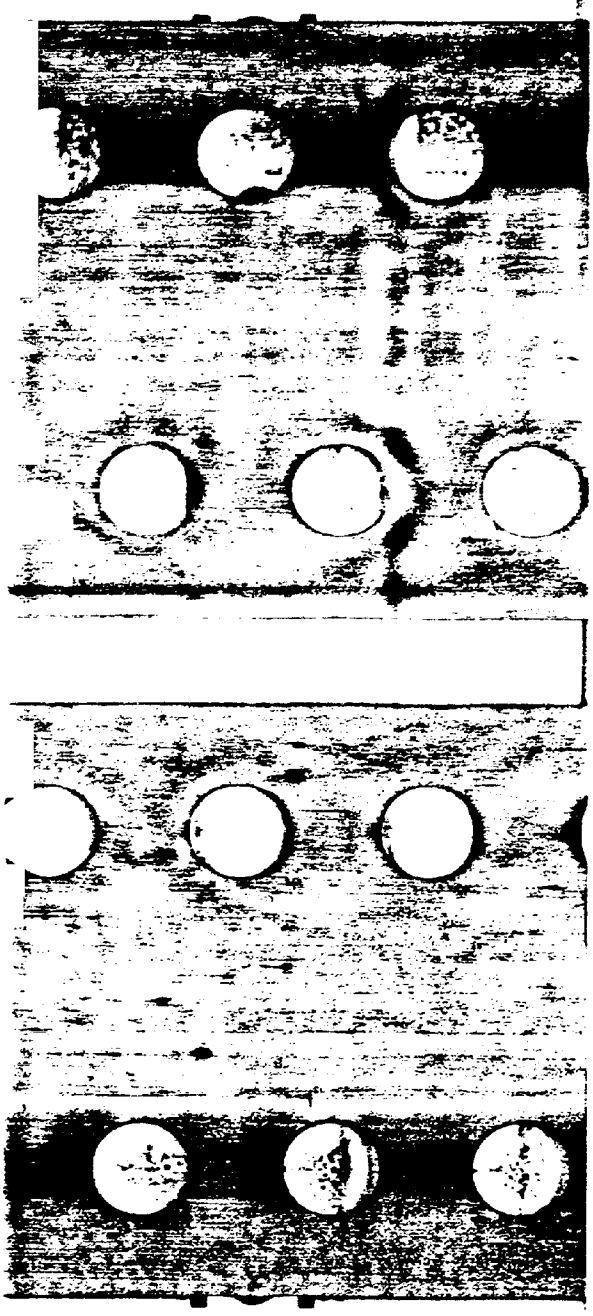
The actual consideration or value whichever is greater, for this transfer is $37,000.00.

James M. Hammond
AFFIANT

Subscribed and sworn to before me this 30th day of December, 1988.

My Commission Expires:
11-12-89

Phyllis Keeton
NOTARY PUBLIC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7753 PAGE 978

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 37000.00
CON TX 122.10
PRFEE 0.50
WDEED 6.00
TOTAL 128.60
CHECK 128.60

11/13/88 01 14:37 0001 7257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02326

IDENTIFI REFERENCE

JAN 18 2 36 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173904