FORM NO. WD-1

BOOK 7758 PAGE 893

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,482.39

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF January, 1989

Notary Public

MY COMMISSION EXPIRES: March 11, 1991

(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Jr., 2815 Lebanon Road, Suite 201, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas P. Remington (NAME)	BancBoston Mortgage Corporation (NAME)	148-15
3637 Donata Ct (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 44090 (STREET ADDRESS)	195
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Jacksonville, Fl 32231-5090 (CITY) (STATE) (ZIP)	5DU 53540

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 Nettie M. James and husband Albert James

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas P. Remington, Single

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:

Being Lot No. 1 on the Plan of Apache Hills, Section 6, of record in Book 5200 page 173, 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 Nettie M. James and husband, Albert James by deed from Tom E. James of record in Book 7184, page 653, Register's Office for Davidson County, Tennessee.Subject to restrictions of record in Book 5449, page 535, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantee herein agrees to assume an indebtedness to BancBoston Mortgage Corporation of record in Book 7184, page 656, said Register's Office, in the original principal amount of $51,588.00. The escrow account, if any, is also assumed by the Grantee.

This is unimproved ( ) improved (X) property, known as 4100 Eastview Drive, Nashville, Tennessee 37211
(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 our hands this 20 day of January, 1989

Nettie M. James

Nettie M. James

Albert James

STATE OF TENNESSEE
Davidson County

BOOK 7758 PAGE 894

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nettie M. James and husband, Albert James

the bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 1989.

Commission expires March 11, 1991

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Nettie M. James
Albert James

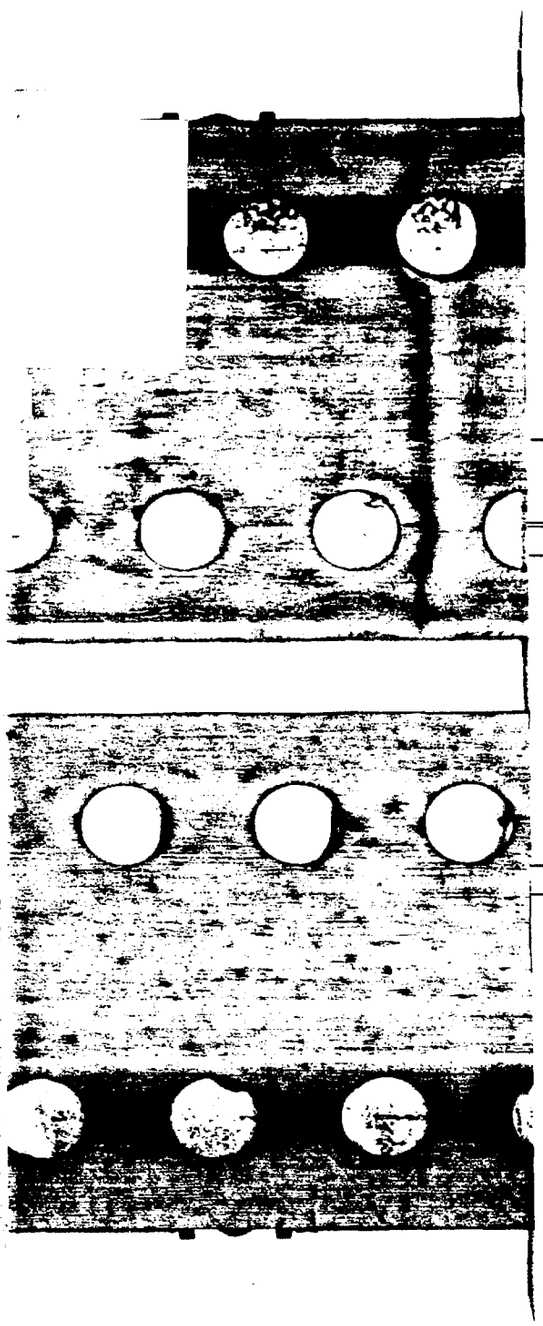
TO
Douglas P. Remington

041133

FILED FOR REFERENCE

Jan 26 9 59 AM '89

9418 01/26 0101 03CHECK 196.25



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

RECEIVED OF _____

FOR _____

BOOK 7758 PAGE 895

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 57482.39
CRLTX 189.75
PRFEE 0.50
WDEED 6.00
TOTAL 196.25
CHECK 196.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04133

IDENTIFICATION REFERENCE

JAN 26 9 59 AM '89

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

01/26/89 01 10:01 0001 9418

No. 176033