BOOK 7768 PAGE 819

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,000.00

John H. Mercer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 19 89.

Ollie Mai Parsley
Notary Public, Ollie Mai Parsley

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Mercer (NAME)	Countrywide Funding Corporation (NAME)	MAP 150-5
3040 Anderson Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 7137 (STREET ADDRESS)	PARCEL 260
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Pasadena, CA 91109-7137 (CITY) (STATE) (ZIP)	2D-39129

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, Timothy Edward Kahn and wife, Marilyn E. Kahn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Mercer and wife, Rene' Mercer

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 Number 161 on the Plan of Section 7, Cherry Hills, of record in Plat Book 4600 at page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Timothy Edward Kahn and wife, Marilyn E. Kahn by deed from Joyce Kahn, unmarried, filed of record in Book 7443, page 644, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7443, page 647, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay.

This is unimproved / improved (✂) property, known as 3040 Anderson Road, Nashville, TN 37217
(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 hand s this 27th day of January, 19 89

Timothy Edward Kahn — Marilyn E. Kahn

STATE OF TENNESSEE
County of Davidson

BOOK 7768 PAGE 820

Personally appeared before me, Ollie Mai Parsley a Notary Public in and for said County and State, the within named Timothy Edward Kahn and wife, Marilyn E. Kahn

(or proved to me on the basis of satisfactory evidence)

the bargainor S, 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 27th day of January 1989.

Commission expires May 8, 1991

Ollie Mai Parsley Notary Public

STATE OF TENNESSEE

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 bargainor, 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 _____

5630 02/08 0101 03CHECK 296.99

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

_____ Notary Public

WARRANTY DEED

FROM

Timothy Edward Kahn and wife, Marilyn E. Kahn

TO

John H. Reece

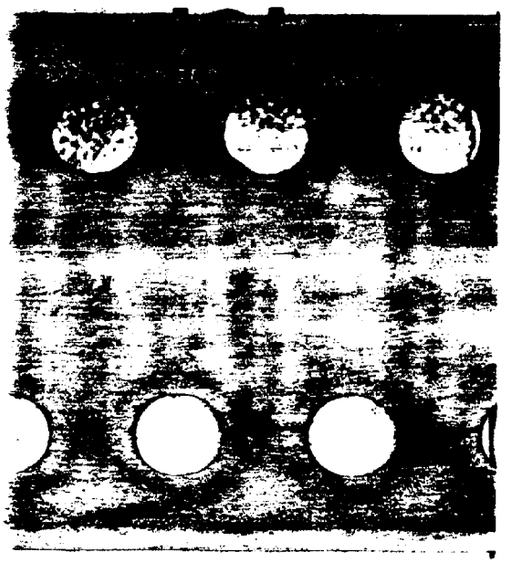
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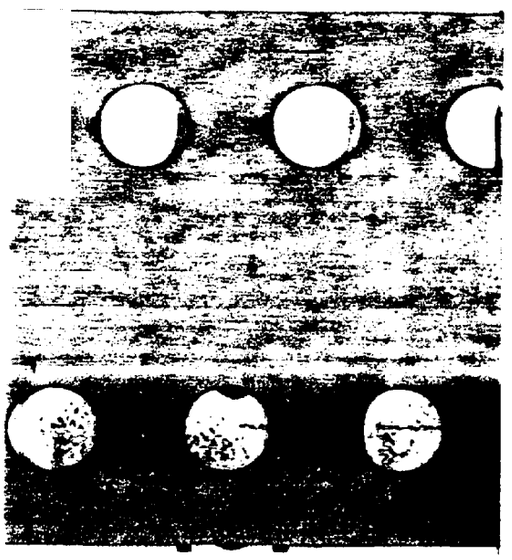
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

RUSH

FEB 8 11 50 AM '89

07644





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7768 PAGE 821

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	88000.00
CON TX	290.40
PRFEE	0.50
WDEED	6.00
TOTAL	296.90
CHECK	296.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/08/89 01 54 0001 5630

07644

IDENTIFICATION REFERENCE

Feb 8 11 50 AM '89

No. 180120