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

BOOK 7771 PAGE 466

ADDRESS NEW OWNER:
Steven D. Myers
4401 Nevada Avenue
Nashville, TN 37209

MORTGAGEE:
Countrywide Funding
Corporation
155 N. Lake Ave., P.O. Box 7137
Pasadena, CA 91109-7137

MAP-PARCEL NUMBERS:
MAP 91-16
PARCEL 103
25W-00550

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, Angela Calos, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Steven D. Myers, unmarried 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. 302 and the easterly 5 feet of Lot No. 304, Block "15" on the plan of Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for said County.

SAID Lot No. 302 and the easterly 5 feet of Lot No. 304, Block "15" front together 55.0 feet on the southerly margin of Nevada Avenue, formerly Third Avenue and extend back between parallel lines along the westerly margin of 44th Avenue North 150 feet to an alley.

This instrument is executed on behalf of Angela Calos by Helen Golter as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

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6728 02/13 0101 03CHECK 266.90

This is (un)improved property, known as 4401 Nevada Avenue, Nashville, TN 37209.

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 10th day of February, 19 89.

Angela Calos by: Helen Golter, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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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 $ 78,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 10th day of February, 1989.

My Commission Expires: Oct 9, 1991

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Helen Golter, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Angela Calos as her Attorney in Fact as the free act and deed of the within named Angela Calos.

Witness my hand and official seal at Nashville, Tennessee, this the 10th day of February 1989.

_____
Notary Public

My Commission Expires: Oct 9, 1991

WARRANTY DEED

from:
Angela Calos, unmarried

to:
Steven D. Myers, unmarried

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

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

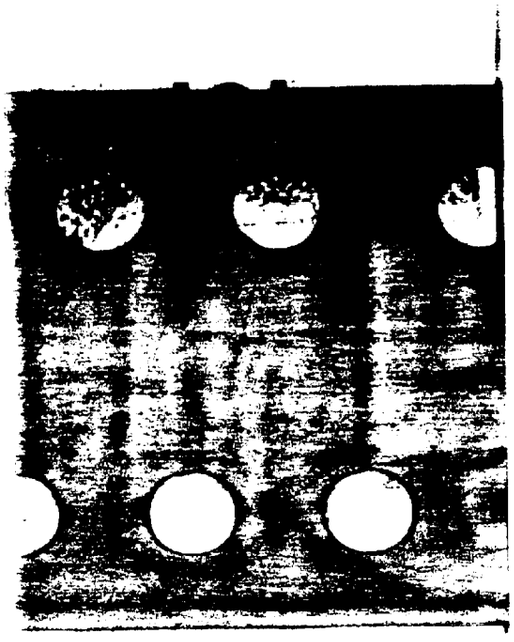
Further the Affiant saith not.

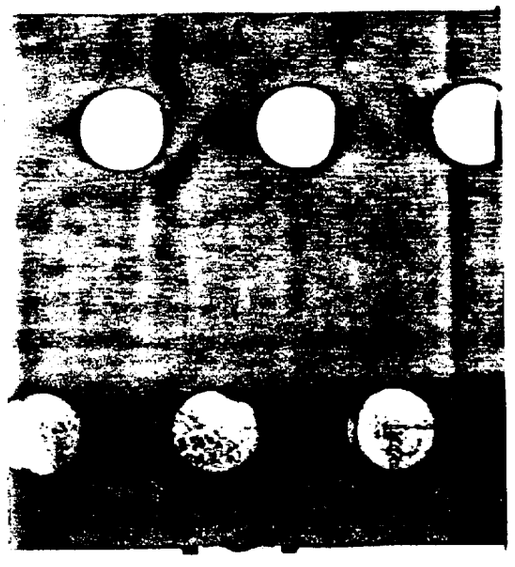
Affiant

Sworn to and subscribed before me this 10th day of February, 1989.

Notary Public

My Commission Expires: Oct 9, 1991





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	78000.00
CON TX	257.40
PRFEE	0.50
WDEED	9.00
TOTAL	266.90
CHECK	266.90

RECEIPT IS NOT VALID UNTIL 02/13/89 IS PAID BY BANK 1122 0001 6728

08562

TENNESSEE

FEB 13 12 17 PM '89

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

No. 181199