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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Bruce W. Reed 108 Eller Court Nashville, TN 37221	Commercial Federal Mortgage Corporation 2120 South 72nd Street Omaha, NE 68124	141-12-B 7600 9D-79097

WARRANTY DEED BOOK 7785 PAGE 208

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, James M. Sherwin and wife, Beverly Jean Sherwin hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bruce W. Reed and wife, Kim L. Reed 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. 71 on the plan of Southampton Phase lV, of record in Book 6250, page 565, Register's Office for said County.

SAID Lot No. 71 fronts 41.94 feet on the westerly margin of Eller Court and extends back 145.00 feet on the northeasterly line and 158.09 feet on the southerly line to a dead line in the rear, measuring 192.09 feet thereon.

BEING the same property conveyed to James M. Sherwin and wife, Beverly Jean Sherwin by deed from William L. Linn, unmarried of record in Book 6908, page 454, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6120, page 450, Book 6231, page 63, and Book 6624, page 569, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 108 Eller Court, Nashville, TN 37221.

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 1st day of March, 19 89.

Beverly Jean Sherwin

James M. Sherwin

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of March, 1989, before me personally appeared ~~James M.~~ Sherwin and wife, Beverly Jean Sherwin, 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 their free act and deed.

NOTARY PUBLIC AT

My Commission Expires: Oct 4, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

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 $133,000.00.

Bruce W. Reed
Affiant

Subscribed and sworn to before me, this the 1st day of March, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkerson
Notary Public

WARRANTY DEED

from:
James M. Sherwin and wife, Beverly Jean Sherwin

to:
Bruce W. Reed and wife, Kim L. Reed

2254 03/03 0101 03CHECK 445.40

FILED
'89 MAR 3 12 42 PM

REGISTER'S OFFICE
DAVIDSON COUNTY, TENNESSEE

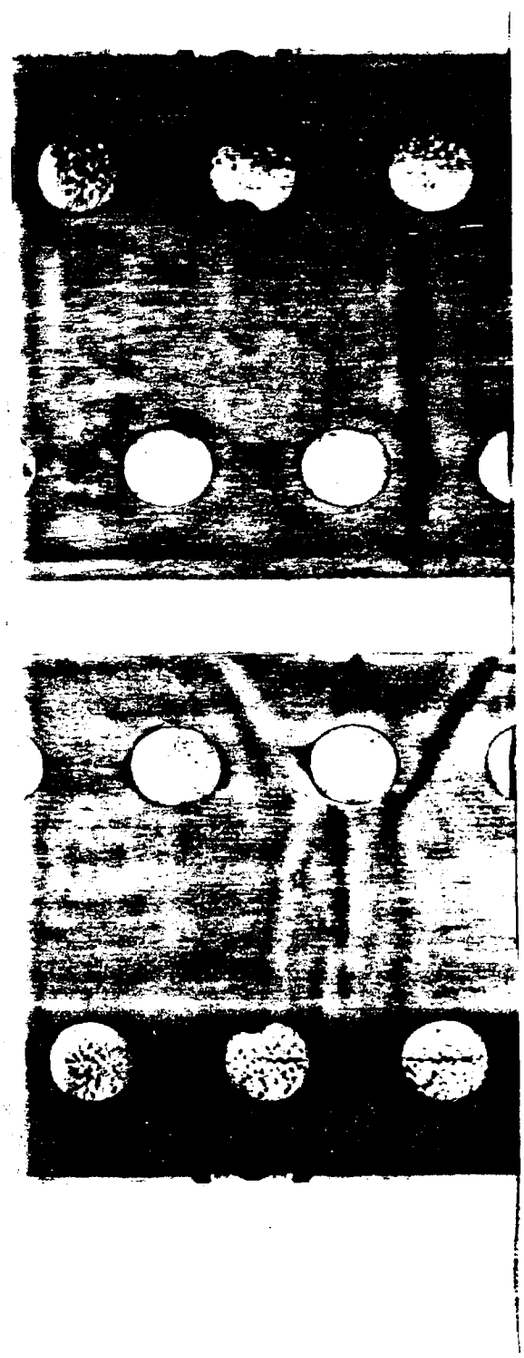
I'M STAMP REFERENCE

WILKINS & IVEY

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

13455

281.27



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7785 PAGE 210

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 133000.00
CON TX 438.90
PRFEE 0.50
MTGED 6.00
TOTAL 445.40
CHECK 445.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/03/89 01 12:43 0001 2254

13455.

IDENTIFICATION REFERENCE

Mar 3 12 42 PM '89

FELIX Z WILSON ** REGISTER
DAVIDSON COUNTY, TN

No. 186830