FORM NO. WD-1

BOOK 7807 PAGE 953

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,442.50

Aaron V. Rooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 19 89.

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Aaron V. Rooks (NAME)	BancBoston Mortgage Corporation (NAME)	150-07-0
704 Country Lawn Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 44090 (STREET ADDRESS)	211.0
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Jacksonville, FL 32231 (CITY) (STATE) (ZIP)	02D 73408

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, Daniel R. Adkins and wife, Alice J. Adkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron V. Rooks and wife, Marietta J. Rooks

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:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of The Country, Section 5, of record in Book 5200, pages 271 and 272, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Daniel R. Adkins et ux by deed from Michael K. Gilbert, of record in Book 7654, Page 760, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to BancBoston Mortgage Corporation of record in Book 6867, Page 422, said Register's Office with a present unpaid balance of approximately $67,042.50, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

This instrument is executed on behalf of Alice J. Adkins by Daniel R. Adkins as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book ____, Page ____, in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 704 Country Lawn Court, 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 31st day of March, 19 89

Daniel R. Adkins Alice J. Adkins

By: Daniel R. Adkins
ATTORNEY IN FACT

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that __ _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ____ _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM
Daniel R. Adkins and wife, Alice J. Adkins

TO
Aaron V. Rooks and wife, Marietta J. [illegible]

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

189 04/04/89 03CHECK 308.12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of March, 1989 before me personally appeared Daniel R. Adkins, the person who executed the foregoing instrument on behalf of Alice J. Adkins, and acknowledged that he executed the same as the free act and deed of the said Alice J. Adkins, through Power of Attorney granted him by the said Alice J. Adkins.

Commission expires: 10-9-91

Lou Stephens
Notary Public

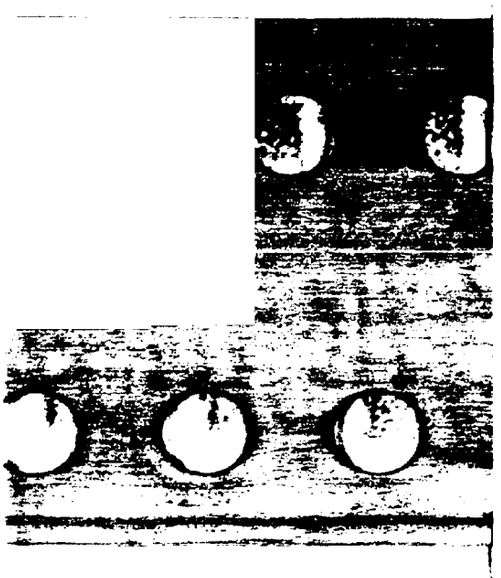
STATE OF [illegible]

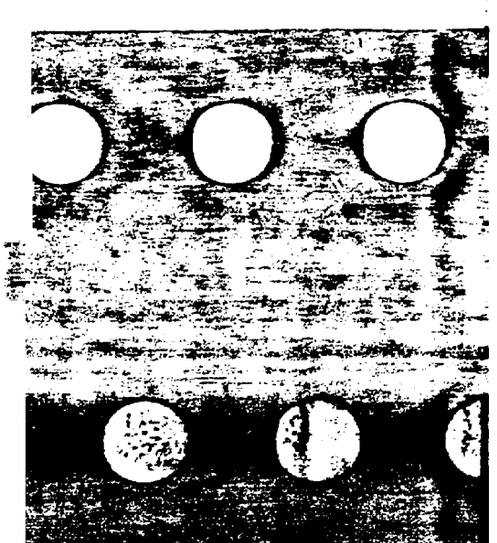
21654

IDENTIFICATION REFERENCE

APR 4 10 19 AM '89

FILED & RECORDED
DAVIDSON [illegible]





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 91442.50
CON TX 301.62
PRFEE 0.50
WEED 6.00
TOTAL 308.12
CHECK 308.12

04/04/89 01 10:19 0001 1891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21654

IDENTIFICATION

APR 4 10 19 AM '89

FELIX Z. WILSON, II
REGISTER

No. 196330