File Box 24

This instrument prepared from information furnished by parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61924.35

Shirley A Eden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 19 89

Jane N. Taylor
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME AND ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Shirley A. Eden	Chemical Mortgage Corporation	Map 72-7
(NAME)	(NAME)	
1308 Shelton Avenue	101 East Town Street	Par. 26
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216	Columbus, Ohio 43215	12DZ - 09295
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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. Debra Ann Taylor, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley A. Eden

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 parts of Lots 16 and 17 on the Plan of the Subdivision of part of the Mora Sharpe Lands, of record in Book 547, page 114, and more particularly described as follows:

SAID 25 feet of Lot No. 16 fronts 25 feet on the southerly side of Shelton Avenue and extends back 287 feet on the westerly line and 265 feet on the east line, more or less, to the south line of said subdivision showing 37 feet on said line. Said westerly 25 feet of Lot No. 17 fronts 25 feet on the southerly side of Shelton Avenue and extends back on the westerly 265 feet, more or less, and 260 feet, more or less, on the easterly line to the south line of said subdivision, showing 37 feet on said line.

BEING the same property conveyed to Debra Ann Taylor by Quitclaim Deed from Harold Reeves, Trustee, of record in Book 7764, page 803, Register's Office for Davidson County, Tennessee.

Except for a certain mortgage to Chemical Mortgage Corporation, recorded in Book 7165, page 159, of the Mortgage Records of Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally assume the obligations of the Grantor under the terms of the instrument creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. Escrow account and insurance to be transferred to Grantee(s).

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee. Shared Driveway Agreement of record in Book 7165, page 157; Sewer Easements of record in Book 4110, pages 384 and 388, said Register's Office.

This is improved (unimproved) property, known as 1308 Shelton Avenue (House Number) (Street) Nashville, TN 37216 (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 Whereever 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 my hand this 17th day of April, 1989

Debra Ann Taylor
Debra Ann Taylor

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 7819 PAGE 456

Personally appeared before me, Debra Ann Taylor
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 7th day of April 1989.

My Commission Expires 5/13/89

Notary Public

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM

Debra Ann Taylor

TO

Shirley A. Eden

25803

IDENTIFICATION

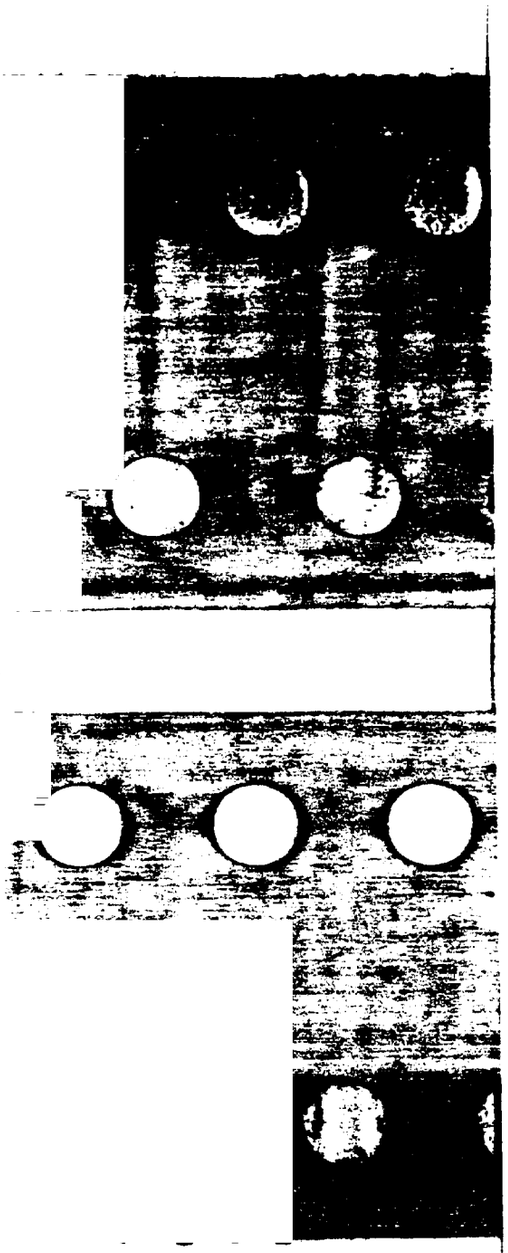
APR 18 12 14 PM '89

6840 04/18 0101 03CHECK 210.77

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



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

RECEIVED OF _____

FOR _____

BOOK 7819 PAGE 457

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	61924.35
CON TX	204.27
PRFEE	0.50
MDEED	6.00
TOTAL	210.77
CHECK	210.77

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/18/89 04 NR:15 0001 6840

25803

IDENTIFICATION REFERENCE

Apr 18 12 14 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 201216