Please return to:
Tennessee Title & Trust, Inc.
181 East Main St. Suite 8
Hendersonville, TN 37075

BOOK 7836 PAGE 474

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Subscribed and sworn to before me, this the 1st day of May 19 89

My commission expires: 1/25/93
(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street • Jefferson Building • Suite 8 • Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:			SEND TAX BILLS TO: MORTGAGEE		
Everett Musgrave			The Florida Group		
2718 Oakwood Avenue			P.O. Box 41030		
Nashville, TN (STREET ADDRESS) 37207			St. Petersburg, FL (STREET ADDRESS) 33743-1030		
CITY	STATE	ZIP	CITY	STATE	ZIP
MAP & PARCEL NO	60-16-193 12DZ02365				

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Barbara J. Jones

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Everett Musgrave and wife, Patricia A. Musgrave

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 26 on the Plan of the Resubdivision of Lot Nos. 26 to 37, and Parcel A of Section 1, Shepardwood Subdivision, of record in Book 4350 at page 118, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Barbara J. Jones by deed recorded in Book 7763 at page 316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1989 and subsequent years, easements and restrictive covenants of record.

3139.

IDENTIFICATION

Mar 9 8 46 AM '89

4175 05/09 0101 03CHECK 163.25

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2718 Oakwood Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular 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 1st day of May 19 89

Barbara J. Jones

Barbara J. Jones

State of Tennessee
County of Davidson

BOOK 7836 PAGE 475

On this 1st day of May, 19 89, before me personally appeared Barbara J. Jones to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.
My Commission expires:

1/25/93

Notary Public
Doris M. Freeman



State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

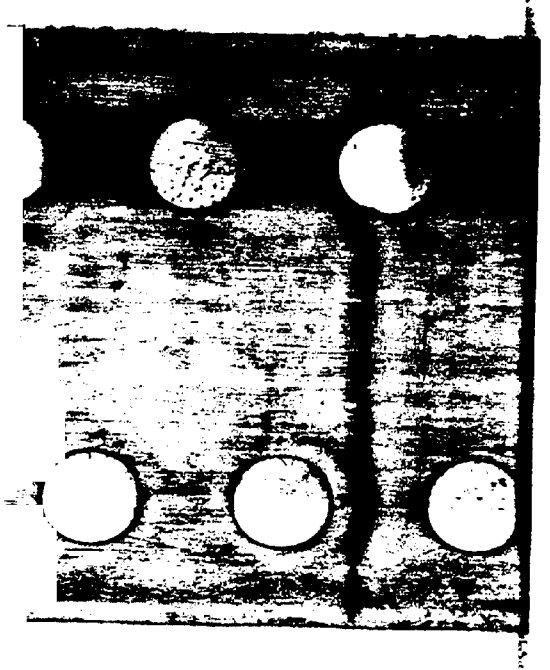
Witness my hand and official seal.
My Commission expires:

_____

Notary Public

WARRANTY DEED

TENNESSEE
TITLE &
TRUST, Inc.



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

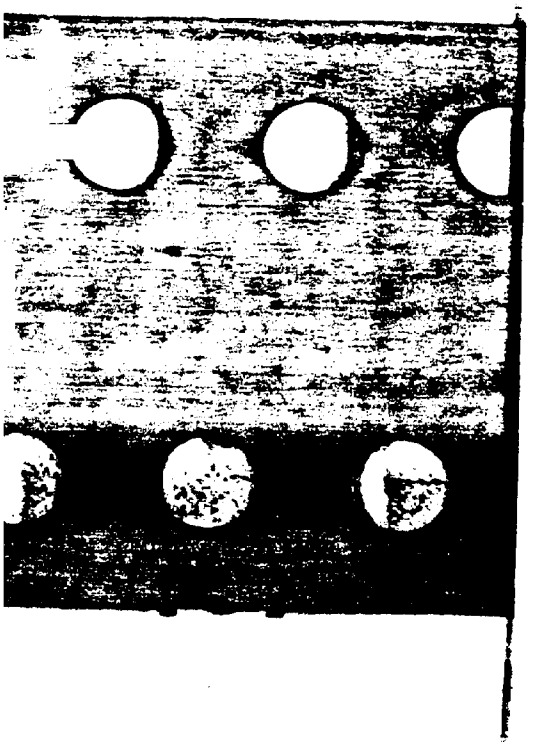
RECEIVED OF _____

FOR _____

BOOK 7836 PAGE 476

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	47500.00
CON TX	156.75
PRFEE	0.50
WDEED	6.00
TOTAL	163.25
CHECK	163.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/09/89 01 08:47 0001 4175

31309

IDENTIFICATION REFERENCE

MAY 9 8 46 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 207625