file box 8/jcb

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Ralph Pace, Jr.	CityFed Mortgage Company	25w
1302 Caldwell Avenue	30 Warder Street	06320
Nashville, TN 37212	Springfield, OH 45501	105-09-079

WARRANTY DEED BOOK 7845 PAGE 804

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,

David Randell Boone and wife, Patricia Tarpley Boone

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Ralph Pace, Jr.

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. 30 on the plan of D. B. Blakemore's Subdivision of Lawrence Lawn, of record in Book 161, page 165, Register's Office for said County.

SAID Lot No. 30 fronts 50 feet on the northerly margin of Caldwell Avenue (formerly Lawrence Avenue) and extends back 175 feet between parallel lines to an alley.

BEING the same property conveyed to David Randall Boone and wife, Patricia Tarpley Boone by deed from Odell P. Bradley and wife, Lena A. Bradley of record in Book 6888, page 626, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to CityFed Mortgage Company, of record in Book 6888, page 629, assignment to City Federal Savings Bank, a U. S. Corporation by instrument recorded in Book 6893, page 115, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

David Randall Boone and the undersigned, David Randell Boone, are one and the same person.

This is (un)improved property, known as 1302 Caldwell Avenue, Nashville, TN 37212.

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 19th day of May, 1989.

Patricia Tarpley Boone
Patricia Tarpley Boone

David Randell Boone
David Randell Boone

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of May, 1989, before me personally appeared David Randell Boone and wife, Patricia Tarpley Boone, 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 they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: Oct 9, 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___.

BOOK 7845 PAGE 805

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $85,742.22.

Ralph Pace Jr.
Affiant

Subscribed and sworn to before me, this the 19th day of May, 1989.

My Commission Expires: Oct 9, 1991

Notary Public

347.20

WARRANTY DEED

from:
David Randell Boone and wife,
Patricia Tarpley Boone

to:
Ralph Pace, Jr.

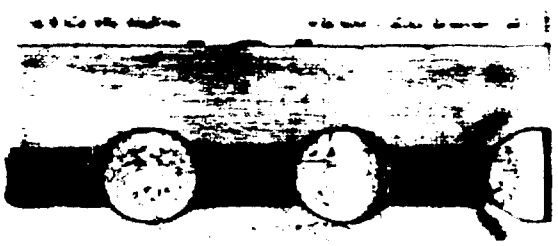
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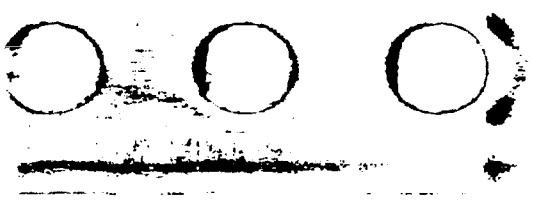
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WILKINS & IVEY

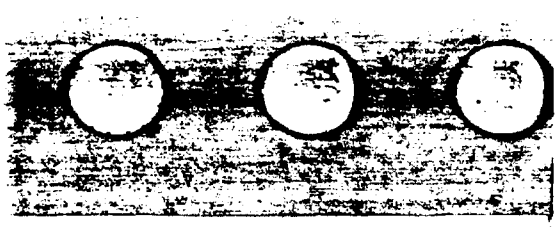
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28411









OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7845 PAGE 806

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 95742.22
CON TX 282.81
PRFEE 0.50
WDEED 6.00
TOTAL 289.31
CHECK 289.31

05/22/89 01 09:56 0001 8256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3472U

MAY 22 9 54 AM '89

No. 211647