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:
Edward J. Larkin, Jr. 509 Brookvale Terrace Nashville, TN 37209	Union Security Mortgage Company 3322 West End Avenue, Suite 400 Nashville, TN 37203	103-06 109 08DA 57026

WARRANTY DEED BOOK 7878 PAGE 624

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, Todd A. Shuman and wife, Debra Rose Shuman hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Edward J. Larkin, Jr., unmarried 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 Brookside Courts Addition No. 2, of record in Book 1835, Page 47, Register's Office for said County.

SAID Lot No. 30 fronts 75 feet on the northwesterly margin of Brookvale Terrace and extends back 149.9 feet on the northeasterly line and 173.6 feet on the southwesterly line to a dead line in the rear, measuring 78.7 feet thereon.

BEING the same property conveyed to Todd A. Shuman and wife, Debra Rose Shuman by Quitclaim Deed from Todd A. Shuman, Billy J. Shuman and wife, Jeane K. Shuman, of record in Book 7847, Page 967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

4577 Jun 30 11 00 AM

This is (un)improved property, known as 509 Brookvale Terrace, Nashville, TN 37209.

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 30th day of June, 1989.

Debra Rose Shuman
Debra Rose Shuman

Todd A. Shuman
Todd A. Shuman

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 1989, before me personally appeared Todd A. Shuman and wife, Debra Rose Shuman, 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.

My Commission Expires: Oct 9, 1991

Christy Wilkins Kelley
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7878 PAGE 625

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 $ 104,000.00.

Edward J. Larkin Jr.
Affiant

Subscribed and sworn to before me, this the 30th day of June, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

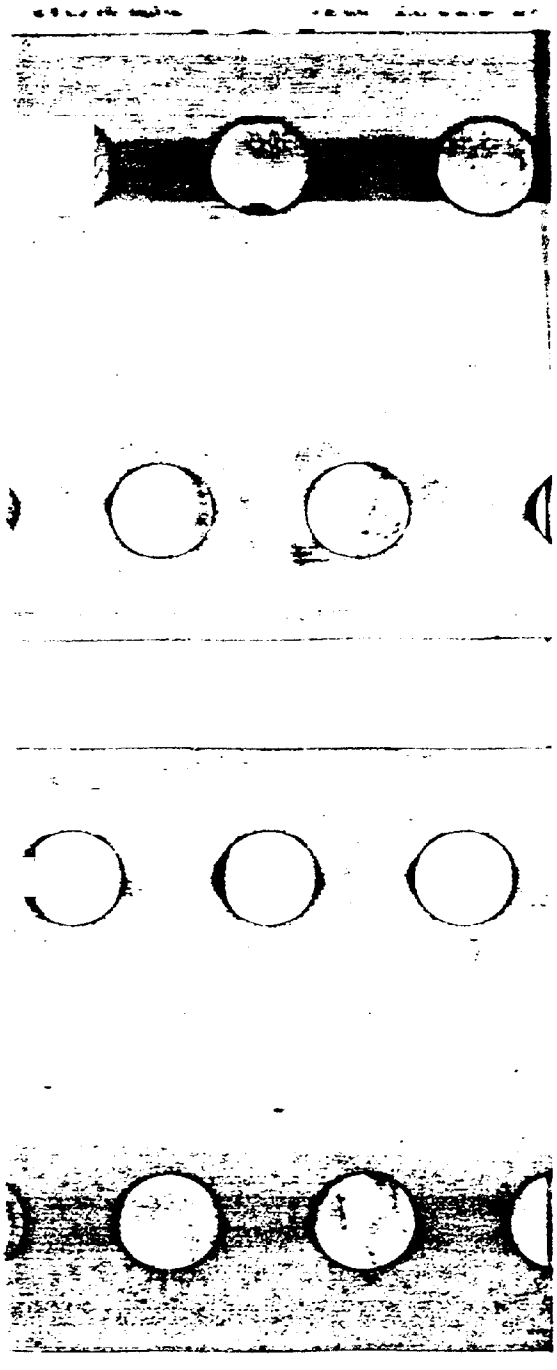
from:
Todd A. Shuman and wife, Debra Rose Shuman

to:
Edward J. Larkin, Jr., unmarried

WILKINS & IVEY

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

TN 28489



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7878 PAGE 626

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
			CAPT	
				104000.00
			CON TX	343.00
			PRFEE	0.50
			[illegible]	1.00
			TOTAL	344.50
			CHECK	344.50
06/30/89	01	11:10:2 0001		[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4578

JUN 30 11 00 AM '89

No. 224898