FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,696.03

Joyce A. Waggoner-Herring
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 19 89.

Notary Public

MY COMMISSION EXPIRES: March 11, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer & Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce A. Waggoner-Herring (NAME)	First Tennessee Bank NA (NAME)	147-11-91
537 Northcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	Box 84 (STREET ADDRESS)	6DU16704
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (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, WE, Darrell Lankford and wife, Sara Lankford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joyce A. Waggoner-Herring, unmarried

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 Lot No. 404 on the Plan of Whispering Hills, Section II-C, as of record in Book 2663, pages 66 and 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Darrell Lankford and wife, Sara Lankford by deed from Bruce Spaulding and Susan W. McCarley Spaulding formerly Susan W. McCarley of record in Book 5925, page 631, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 2797, page 483 said Register's Office.

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

Grantee herein agrees to assume an indebtedness evidenced by a Deed of Trust of record in Book 7357, page 552, Register's Office for Davidson County, Tennessee, in the original principal amount of $67,800.00.

46699

IDENTIFICATION REFERENCE

JUL 5 11 22 AM '89

RUSH

2164 07/05 0101 03CHECK 273.31

unimproved ( ) This is improved ( ) property, known as 537 Northcrest Drive, Nashville, TN 37211
(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 30th day of June, 19 89

Darrell Lankford

Sara Lankford

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darrell Lankford and wife, Sara Lankford

the bargainor__S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 19 89

Commission expires March 11, 1990

Tammy E Woodard
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

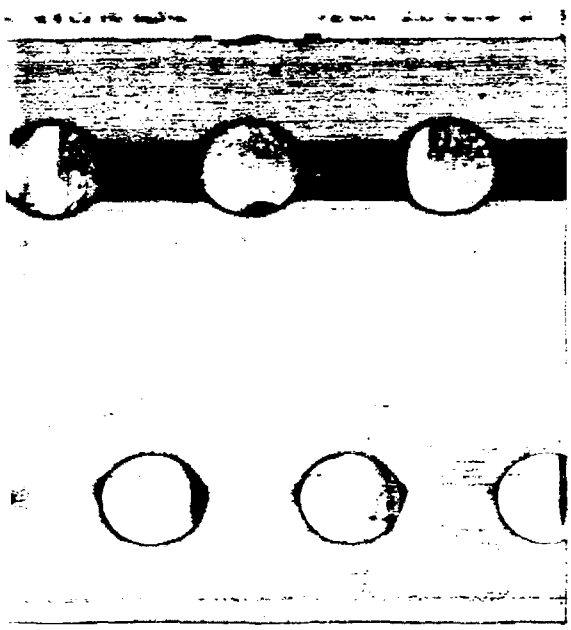
WARRANTY DEED

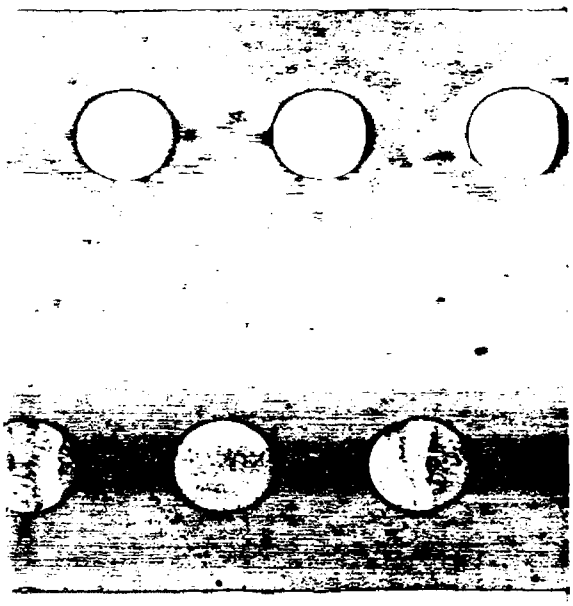
FROM

Darrell Lankford and wife, Sara Lankford

TO

Joyce A. Waggoner-Herring





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 80696.03
CON TX 266.31
PRFEE 1.00
WDEED 6.00
TOTAL 273.31
CHECK 273.31

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/05/89 01 11:24 0001 2164

46699

IDENTIFICATION REFERENCE

Jul 5 11 22 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 225888