15609 / Angus

WARRANTY DEED
(CORPORATE FORM)

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chicago Title Ins. Co. 61 Adams Avenue Memphis, Tn 38103	First Federal SAvings Bank (NAME) P.O. Box 1090 (STREET ADDRESS) Tullahoma, Tn 37388 (CITY) (STATE) (ZIP)	Map 50-14 Parcel 254

THIS INDENTURE, made and entered into this 31st day of August 19 89

by and between CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, as Nominee

a corporation organized and existing under and by virtue of the laws of the State of Missouri party of the first part, and

BOOK 7936 PAGE 859

Tommy Turner and wife Bonnie B. Turner

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville the County of Davidson, State of Tennessee.

See attached Legal Description

CHICAGO TITLE INSURANCE COMPANY, for itself and its successors, represents and warrants that it is seized of the land in fee simple, and that it has not yet done or caused to be done anything whereby the land hereby granted has been alienated or encumbered in any way whatsoever.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronounces occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Miriam C. Carlson
Assistant Secretary

CHICAGO TITLE INSURANCE COMPANY,
a Missouri corporation

By: Miriam Schneider
Vice President

STATE OF ~~TENNESSEE~~ ILLINOIS, COUNTY OF ~~DAVIDSON~~ COOK

Before me, Ruth I. Pearson, a Notary Public of said State and County aforesaid, personally appeared Miriam Schneider, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~(or herself)~~ to be a Vice President of the CHICAGO TITLE INSURANCE COMPANY, the within named bargainor, a corporation, and that ~~S~~ he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~herself~~ (or herself) as Vice President.

WITNESS my hand and seal, at office in Chicago this the 31st day of August, 19 89.

Ruth I. Pearson
Notary Public

"OFFICIAL SEAL"
Ruth I. Pearson
Notary Public, State of Illinois
My Commission Expires 4/21/92

My Commission Expires 21st day of April, 1992

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 62,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Cynthia Dell
Affiant

Subscribed and sworn to before me this 31 day of Aug, 1989

Ruby B. Edwards
NOTARY PUBLIC

My commission expires: 11/12/90

PROPERTY ADDRESS:

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

F 1891 R 8 86

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Section Two, Parkwood Estates, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 245 fronts 72.49 feet on the westerly margin of Moorewood Drive and extends back 139.62 feet on the northerly line and 140.0 feet on the southerly line to a dead line in the rear measuring 65.25 feet thereon.

Being the same property conveyed to Chicago Title Insurance Company by Joseph Angus and wife Carolyn Angus by deed being recorded simultaneously herewith and immediately prior hereto.

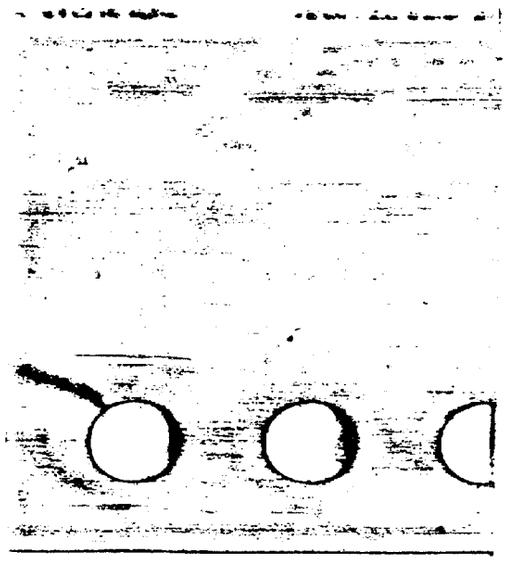
6560 b

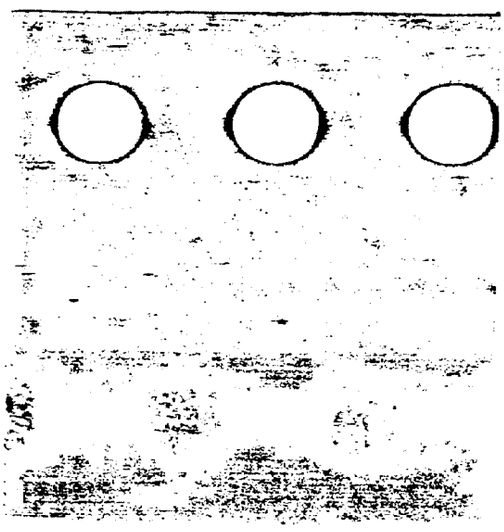
IDENTIFICATION REFERENCE

SEP 13 12 49 PM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

4084 09/13 0101 03CHECK 214.60





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

RECEIVED OF _____

FOR _____

BOOK 7936 PAGE 861

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 62000.00
CON TX 204.60
PRFEE 1.00
MDEED 9.00
TOTAL 214.60
CHECK 214.60

09/13/89 01 12:49 0001 4084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65606

IDENTIFICATION REFERENCE

SEP 13 12 49 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 248080