file box 8/tl

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

BOOK 7950 PAGE 994

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Arlen Reed Hess	Chemical Mortgage Company	MAP 091-15
5202 Park Avenue	101 East Town Street	PARCEL 102
Nashville, TN 37209	Columbus, Ohio 43215	12W-01605

WARRANTY DEED

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, Benjamin S. Laux and wife, Rita F. Laux hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Arlen Reed Hess and wife, Colette Hess 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:

BEING a part of the southeast part of Block 2 on the Map of the Realty Savings Bank & Trust Company's Revised Plan of West Extention of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the north margin of Park Avenue 50 feet west of the westerly margin of 52nd Avenue North; thence northerly parallel to the westerly margin of 52nd Avenue North, 150 feet to the south margin of an alley; thence with the margin of the same westerly 50 feet to a point; thence southerly 150 feet to the north margin of Park Avenue; thence with the margin of the same easterly 50 feet to the point of beginning.

Being the same property conveyed to Benjamin S. Laux and wife, Rita F. Laux by deed from John A. Mattik and wife, Donna L. Mattik of record in Book 6986, page 242, 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 Atlantic Coast Mortgage Company, of record in Book 6986, page 245 and assigned to Chemical Mortgage Company of record in Book 6986, page 250, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

This is (un)improved property, known as 5202 Park Avenue, 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 29th day of September, 19 89.

Rita F. Laux

Benjamin S. Laux

STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of September, 1989, before me personally appeared Benjamin S. Laux and wife, Rita F. Laux, 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

My Commission Expires: 6/1/93

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7950 PAGE 995

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 $ 63,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 29th day of September, 1989.

My Commission Expires: 9-26-92

_____
Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

from:
Benjamin S. Laux and wife, Rita F. Laux

to:
Arlen Reed Hess and wife, Colette Hess

1694 10/02 0101 03CHECK 214.90

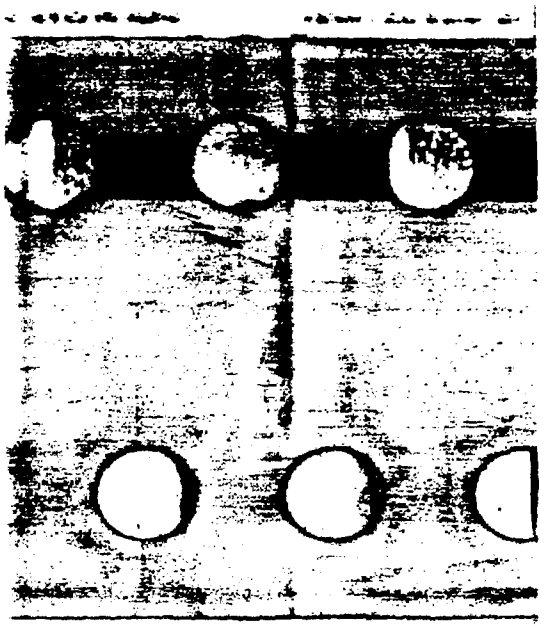
OCT 2 10 41 AM '89
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7055

WILKINS & IVEY

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



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

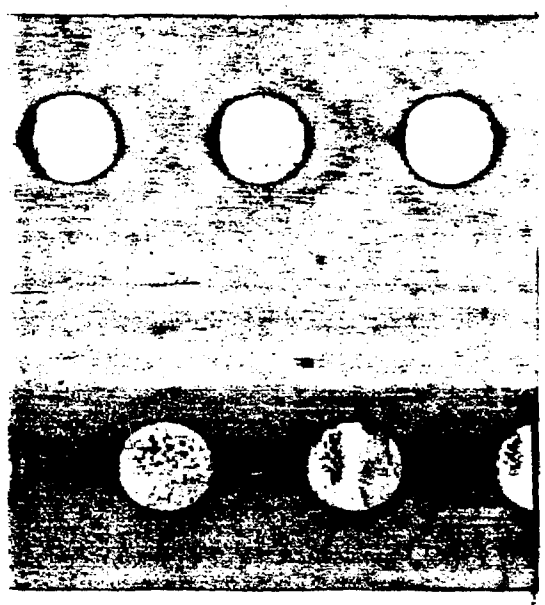
RECEIVED OF _____

FOR _____

BOOK 7950 PAGE 996

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	63000.00
CON TX	207.90
PRFEE	1.00
WDEED	6.00
TOTAL	214.90
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	214.90

10/02/89 01 10:43 0001 1684

7.0556

IDENTIFT REFERENCE

OCT 2 10 42 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253903