Exh. 7

BOOK 7954 PAGE 312

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Geneva Jayne Woodruff	Chemical Mortgage Co.	Map 148-06
311 Max Court	101 East Town Street	Parcel 158
Antioch, TN 37013	Columbus, OH 43215	5DU76883

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; including the assumption by the Grantee of the balance of an indebtedness to Chemical Mortgage Company secured by a Deed of Trust of record in Book 6931, page 553, Register's Office for Davidson County, Tennessee,

we, Lindsey J. Nichols and wife, Cathy J. Nichols and C. Roy Jackson and wife, Anne E. Jackson
hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Geneva Jayne Woodruff

hereinafter called the Grantee(s), 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. 23-B on the Plan of Zone Lot Division of Lots 18 & 21-30, Bakertown Gardens, Section 4, of record in Plat Book 6200 at page 350, as amended in Plat Book 6250, page 747, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lindsey J. Nichols and wife, Cathy J. Nichols and C. Roy Jackson and wife, Anne E. Jackson by deed from David Wayne Cotham and wife, Sheri R. Cotham of record in Book 6931, page 550, Register's Office for Davidson County, Tennessee.

Restrictions of record in Plat Book 6250, page 747, Register's Office for said County.

unimproved ( )
This is improved (x) property, known as 311 Max Court, Antioch, TN

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 assigns, to warrant and defend title 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 hands this 2nd day of October, 1989.

Cathy J. Nichols
CATHY J. NICHOLS

Anne E. Jackson
ANNE E. JACKSON

Lindsey J. Nichols
LINDSEY J. NICHOLS

C. ROY JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsey J. Nichols and Cathy J. Nichols, C. Roy Jackson and Anne E. Jackson, the within named bargainors, 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 2nd day of October, 1989.

My Commission Expires:

7-4-93

Phyllis Keenon
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this _____ day of October, 1989, before me personally appeared Cathy J. Nichols. to me known to be the person who executed the foregoing instrument in behalf of Lindsey J. Nichols and acknowledged that she executed same as the free act and deed of said Lindsey J. Nichols for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of October, 1989.

My Commission Expires:

_____

_____
NOTARY PUBLIC

2931 10/04 0101 03CHECK 130.91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $52,724.67.

Geneva J. Woodruff
AFFIANT

Subscribed and sworn to before me this 2nd day of October, 1989.

My Commission Expires:

7-24-93

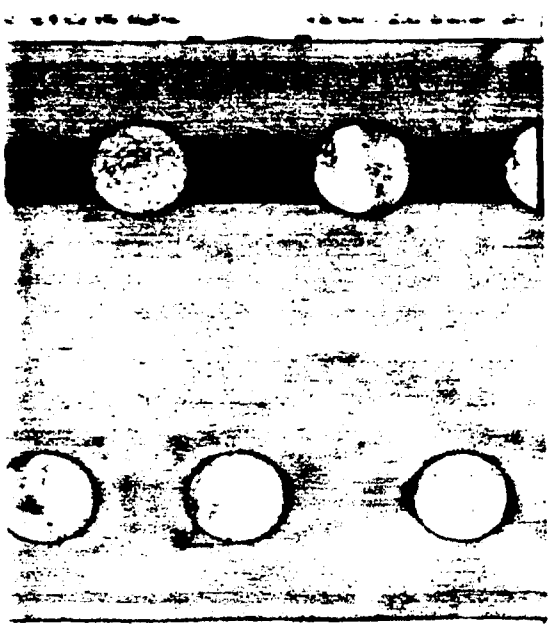
Phyllis Keenon
NOTARY PUBLIC

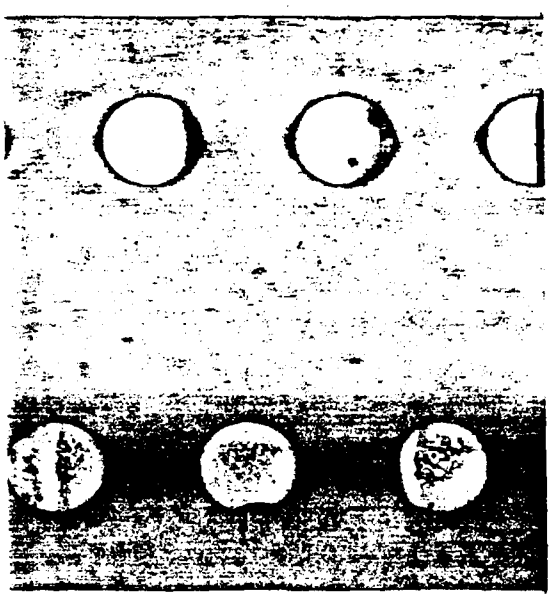
7165 5.

IDENTIFICATION REFERENCE

Oct 4 1 33 PM '89

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7954 PAGE 314

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 52724.67
CON TX 173.91
PRFEE 1.00
WDEED 6.00
TOTAL 180.91
CHECK 180.91

10/04/89 01 13:40 0001 2931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1655.

IDENTIFI REFERENCE

OCT 4 1 38 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 255140