FILE BOX 61

BOOK 7968 PAGE 700

FORM NO. WD-1 REV. 10-86

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Brian K. Stivers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF October 19 89.

Notary Public

MY COMMISSION EXPIRES: 2-6-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Walt, Dyer & James Attys., Suite 130, One Burton Hills Blvd., Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	MORTGAGEE:	MAP-PARCEL NUMBERS
Brian K. Stivers (NAME)	Commercial Federal Mortgage Corporation (NAME)	70-9-21
3310 Curtis Street (STREET ADDRESS OR ROUTE NUMBER)	2120 South 72nd Street (STREET ADDRESS)	
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	Omaha, NE 68124 (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, Pearl E. Ingram Estate, Mary Taylor, Executrix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian K. Stivers and wife, Tina M. Stivers

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:

Land in Davidson County, Tennessee, being Tract No. 2 of a survey made by Cantrell, Connell, Morrison, Engineers, dated August 19, 1957, not of record, being a part of Lots Nos. 20, 21 and 24 in the H. E. Simpkins Division of the L. G. Curtis Land as of record in Book 547, page 39, Register's Office for said County.

Said Tract No. 2 fronts 60.0 feet on the north side of Curtis Street and extends back between parallel lines, 200 feet to a dead line in the rear on which is measures 60 feet.

BEING the same property conveyed to Roy J. Ingram and wife, Pearl E. Ingram by deed from Baco, Inc. of record in Book 2702, Page 137, said Register's Office for Davidson County, Tennessee.

Roy J. Ingram predeceased Pearl E. Ingram, who is now deceased and property is now vested in Mary Taylor as executrix of the estate of Pearl E. Ingram by will of Pearl E. Ingram of record in Will Book 162, page 663, Register's Office for Davidson County, Tennessee.

Subject to any and all easements, restrictions, plats and other matters of record.

unimproved (XX)
This is improved ( ) property, known as 3310 Curtis Street, Nashville, Tennessee 37218
(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 my hand this 25th day of October, 19 89

~~Pearl E. Ingram Estate~~
BY: Mary Taylor, Executrix Mary Taylor Executrix

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 Mary Taylor, Executrix of the Estate of Pearl E. Ingram

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of October, 19 89

Commission expires 5-8-91

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

9163 10/26 0101 03CHECK 134.05

STATE OF TENNESSEE
Davidson County

On this _____ day of _____, 19____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19____.

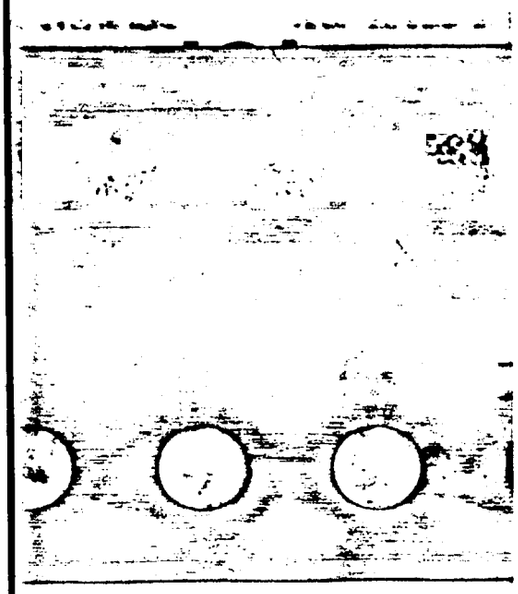
My commission expires: _____

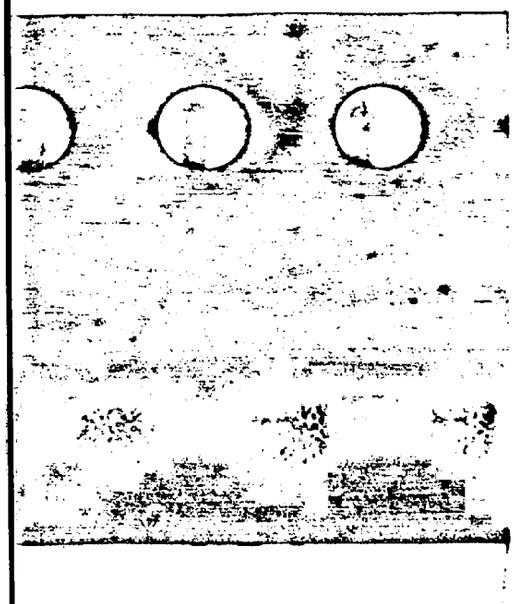
Notary Public

IDENTIF. REFERENCE 76893

Oct 26 2 23 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.





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	38500.00
CON TX	127.05
PRFEE	1.00
WDEED	6.00
TOTAL	134.05
CHECK	134.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/26/89 01 14:25 0001 9163

76893

IDENTIF. TREFERENCE

OCT 26 2 23 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261277