File 1

FORM NO. WD-1

BOOK 7971 PAGE 514

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Danny Ray Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 19 89

Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Danny Ray Lee (NAME)	Park Avenue Mortgage Company, Incorporated (NAME)	119-06-0
57 Jay Street (STREET ADDRESS OR ROUTE NUMBER)	50 Century Blvd. Suite 200 (STREET ADDRESS)	219.00
Nashville, TN 37210 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	06DA 14674

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, Nishie Mitchell Walden and husband Earl Walden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Ray Lee, ~~assigned~~=

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 Lot No. 108 part of the W.C. Miller Home Place on the Plan of Sterling Heights, Section III of record in Plat Book 1424, Page 113, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Howard Mitchell and wife, Nishie Mitchell by deed from Thomas C. Rader and wife, Martha A. Rader, of record in Book 5081, Page 978, Register's Office for Davidson County, Tennessee.

The said James Howard Mitchell having since died.

Earl Walden joins in this conveyance for the sole purpose of conveying any marital rights he may have.

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

77830 IDENTIF. TREFERENCE Oct 31 10 19 AM '89 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY TN.

0288 10/31 0101 03CHECK 165.40

unimproved (X)
This is improved (X) property, known as 57 Jay Street, Nashville, TN 37210
(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 27th day of October, 19 89

Nishie Mitchell Walden

Nishie Mitchell Walden

Earl Walden

Earl Walden

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 Nishie Mitchell Walden and husband Earl Walden

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 27th day of October, 19 89.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

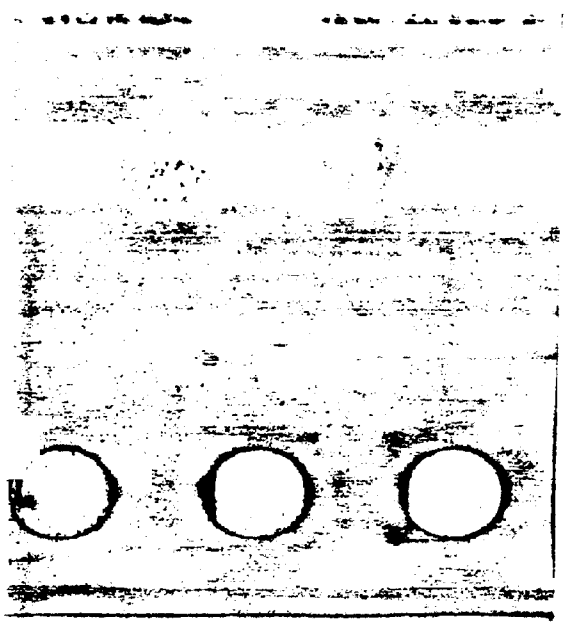
FROM

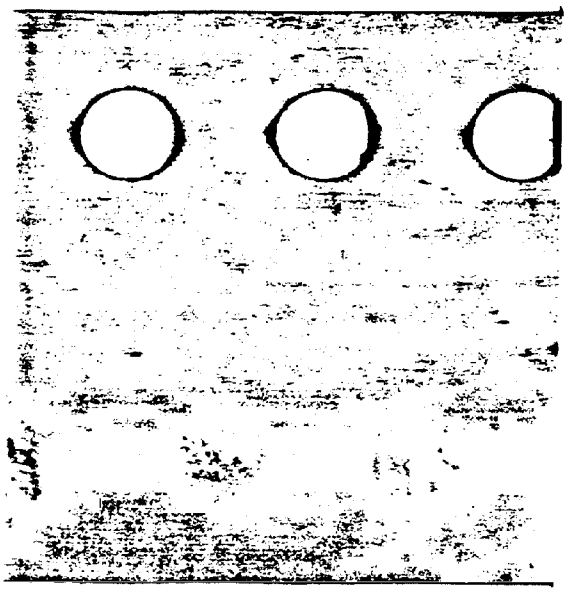
Nishie Mitchell Walden

TO

Danny Ray Lee, unmarried

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697





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 48000.00
CON TX 158.40
PRFEE 1.00
WDEED 6.00
TOTAL 165.40
CHECK 165.40
10/31/89 01 10:19 0001 0288

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77830

IDENTIF. REFERENCE

Oct 31 10 19 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 262383