FILE BOX 3

BOOK 8000 PAGE 505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

James R. Graves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 19 89

Notary Public

MY COMMISSION EXPIRES: 5-8-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

25 Century Blvd. - Suite 405, Nashville, TN 37214 111 West College Street, Murfreesboro, TN 37130 719 N. Second Street, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Graves (NAME)	National Mortgage Company (NAME)	MAP 33-4
519 Alta Loma Road (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 43
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	GO-04721

FOR AND 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, Brian L. Shipman and wife, Teresa L. Shipman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Graves and wife, Reba E. Graves

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. 28 on the Map of Goodlettsville Heights, Section IV of record in Book 2133, Pages 43 and 44, Register's Office for said County, described as follows: Beginning at a point on the westerly margin of Alta Loma Road, said point being the common front corner of Lots Nos. 28 and 29; thence with the north line of Lot No. 29 westwardly 325 feet to a point, said point being the common rear corner of Lots Nos. 28 and 29; thence northwardly 16.7 feet to a point; thence westwardly 26 feet to a point; thence northwardly 107 feet to a point, said point being the common rear corner of Lots Nos. 27 and 28; thence with the south line of Lot No. 27 eastwardly 350 feet to a point in the westerly margin of Alta Loma Road, said point being the common front corner of Lots Nos. 27 and 28; thence with said westerly margin of Alta Loma Road southwardly 117.8 feet to the point of beginning.

Being the same property conveyed to Brian L. Shipman and wife, Teresa L. Shipman by Deed from Administrator of Veterans Affairs of record in Book 7160, Page 369, Register's Office for said County.

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

This conveyance is subject to Restrictive Covenants of record in Book 2147, Page 53 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Brian L. Shipman and wife, Teresa L. Shipman to Administrator of Veterans Affairs, dated March 5, 1987, with an approximate unpaid principal balance of $50,317.89, of record in

CONTINUED *

unimproved ( )
This is improved (X) property, known as 519 Alta Loma Road, Goodlettsville, TN 37072
(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 our hand s this 1st day of December 19 89

Brian L. Shipman
Brian L. Shipman

Teresa L. Shipman
Teresa L. Shipman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8000 PAGE 506

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian L. Shipman and wife, Teresa L. Shipman

the bargainor S, 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 1st day of December, in 1989

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 / himself / themselves) acknowledged (he / they) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ and _____ being authorized so to do, execute 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

2559 12/07 0101 03CHECK 214.90

WARRANTY DEED

FROM

Brian L. Shipman and wife,

Teresa L. Shipman

TO

James R. Graves and wife,

Reba E. Graves

RETURN TO:

CUMBERLAND TITLE COMPANY, INC.
25 Century Boulevard, Suite 405
Nashville, TN 37214

EDWARD SEDDON
ATTORNEY-AT-LAW
25 Century Boulevard, Suite 405
Nashville, TN 37214

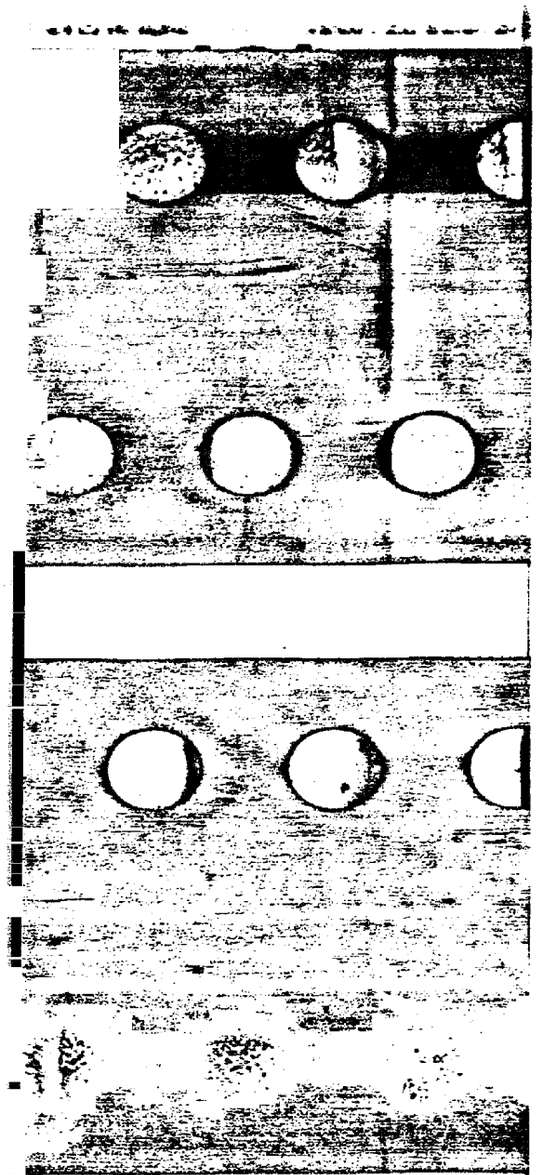
*Book 7160, Page 372, Register's Office for said County, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

87633

IDENTIF. TREFERENCE

DEC 7 8 28 AM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8000 PAGE 507

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 63000.00
				CON TX 207.90
				PRFEE 1.00
				MDEED 6.00
				TOTAL 214.90
				CHECK 214.90
12/07/89	01			08:27 0001 2559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87633

IDENTIF. TREFERENCE

DEC 7 8 28 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 273750