THIS INSTRUMENT PREPARED BY:
Andrew B. Gibson, Jr.
CLEMENT & GIBSON
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for for this transfer is $ 57,300.00.

Judith Ann Rister
AFFIANT

Subscribed and sworn to before me this 30th day of MARCH, 1990.

NOTARY PUBLIC
My Commission Expires: 8-9-91

16030

IDENTIF. REFERENCE

APR 4 9 57 AM '90

DAVIDSON COUNTY TN.

RUSH

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Judith Ann Rister 541 Whispering Hills Drive Nashville, TN 37211	Mortgagee	147-15/128

Mortgagee: Fidelity Federal Savings & Loan
401 Union Street
Nashville, TN 37219

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, WALLACE W. DRUMMOND, UNMARRIED, hereinafter "GRANTOR" has bargained and sold, and by these presents does hereby transfer and convey unto JUDITH ANN RISTER, hereinafter "GRANTEE", her heirs, representatives and assigns forever, that certain tract or parcel of land located in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Lot No. 109 on the Plan of Whispering Hills Subdivision, Section 1, as of record in Book 2331, pages 82, 83 and 84, Register's Office for said County.

Said Lot No. 109 fronts 85 feet on the southerly side of Whispering Hills Drive and runs back 200 feet on the easterly line and 192 feet on the westerly line to a broken line in the rear on which it measures 85.7 feet.

BEING the same property conveyed to Wallace W. Drummond, unmarried, by deed from Brentview Realty of record in Book 5163, page 144, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 541 Whispering Hills Drive, Nashville, TN 37211.

This conveyance is made subject to the following matters:

1. Taxes for the current year which have been prorated between the parties and assumed by the Grantee.

2. Those matters as they appear on the Plan of record in Book 2331, page 82, 83 and 84, said Register's Office.

3. Restrictive Covenants of record in Book 2481, page

499, said Register's Office.

4. Deed of Trust executed by Wallace W. Drummond, unmarried to Vaden Lackey, Jr., Trustee, of record in Book 5163, page 146, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings & Loan Association a note dated June 21, 1977, in the original principal amount of $22,000.00, payable according to the terms and conditions as set forth therein.

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, her heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind himself, his heirs and assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 30th day of MARCH, 1990.

Wallace W. Drummond
WALLACE W. DRUMMOND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared WALLACE W. DRUMMOND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 30th day of MARCH, 1990.

NOTARY PUBLIC

My Commission Expires: 10/9/91

7312 04/04 01:01 03CHECK 196.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8080 PAGE 153

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 57300.00
				CON TX 189.09
				PRFEE 1.00
				WDEED 6.00
				TOTAL 196.09
				CHECK 196.09
			04/04/90 01	09:55 0001 7812

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6030

IDENTIF. REFERENCE

Apr 4 9 57 AM '90

DAVIDSON COUNTY TN.

No. 306967