File Box 29

BOOK 8098 PAGE 784

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 1990

Notary Public J. Blake Freeman

MY COMMISSION EXPIRES: January 23, 1993

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth W. Larkins (NAME)	Countrywide Funding Corporation (NAME)	MAP 86-4
1620 Rachels Retreat Cr. (STREET ADDRESS OR ROUTE NUMBER)	155 N. Lake Avenue (STREET ADDRESS)	PARCEL 20
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Pasadena California 91109 (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, Peter W. Gale and wife, Karen McNutt Gale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth W. Larkins and wife, Traci A. Larkins

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. 171 on the Final P.U.D. plan of Phase I, Rachel's Retreat of record in Book 5200, Page 516, said Register's Office.

Said Lot No. 171 fronts 70.0 feet on the southerly margin of Rachel's Retreat Circle and extends back 155.9 feet on the westerly line and 150.0 feet on the easterly line to a deed line in the rear measuring 122.26 feet thereon.

BEING the same property conveyed to Peter W. Gale and his wife, Karen McNutt Gale by deed from Thurman G. Shoptaw and his wife, Josephine M. Shoptaw, filed of record in Book 7515, page 366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

22687 IDENTIF. REFERENCE APR 30 2 40 PM '90

This is unimproved ( ) improved (X) property, known as 1620 Rachels Retreat/ Hermitage, TN 37076 Circle
(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 27th day of April, 19 90

Peter W. Gale

Karen McNutt Gale

STATE OF TENNESSEE
County of Davidson

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Personally appeared before me, J. Blake Freeman, a Notary Public in and for said County and State, the within named Peter W. Gale and wife, Karen McNutt Gale

(or proved to me on the basis of satisfactory evidence)

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 Hermitage, Tennessee, this 27th day of April 19 93

Commission expires January 23, 1993

J. Blake Freeman Notary Public

STATE OF TENNESSEE

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Peter W. Gale and wife, Karen McNutt Gale

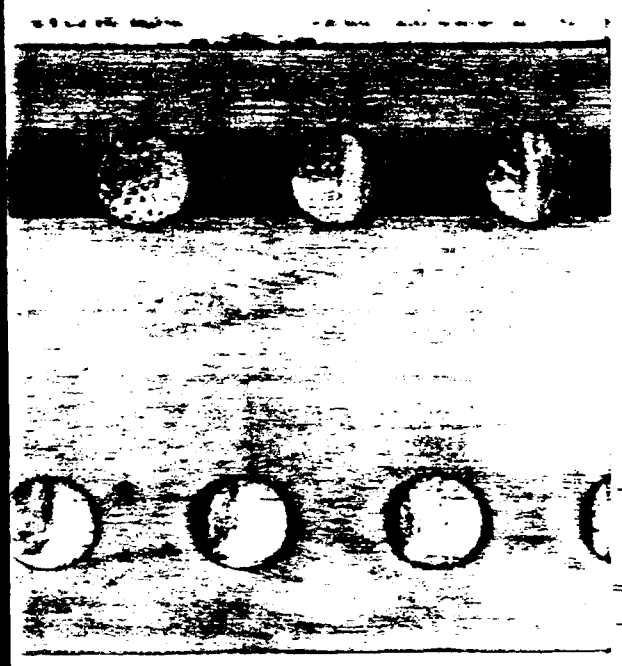
TO

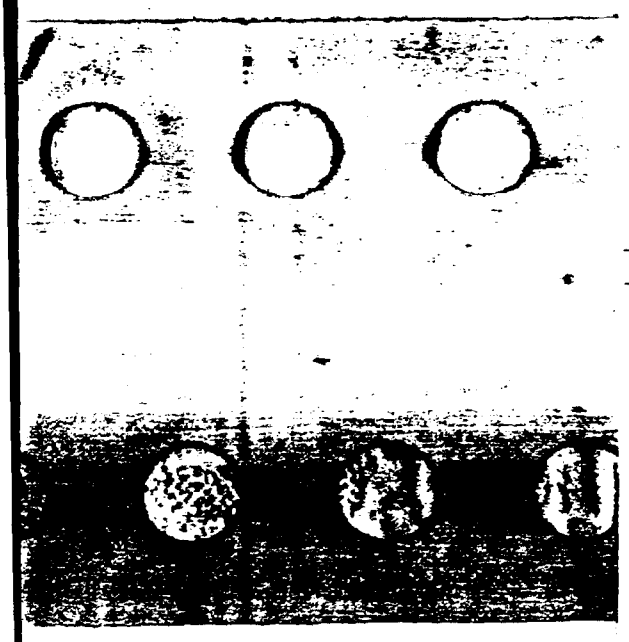
Kenneth W. Larkins and wife, Traci Larkins

Return to:

PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

5799 04/30 0101 03CHECK 287.50





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85500.00
CON TX 282.15
PRFEE 1.00
WDEED 6.00
TOTAL 289.15
CHECK 289.15

04/30/90 01 14:39 0001 5799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22687.

IDENTIF. TREFERENCE

Apr 30 2 40 PM '90

DAVIDSON COUNTY TN.

No. 314853