FILE BOX 61

FORM NO. WD-1 REV. 10-86

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,938.12

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 1990

Notary Public

MY COMMISSION EXPIRES: 11-27-93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WALT, DYER & JAMES, ATTYS., Suite 130, One Burton Hills Blvd., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	~~MORTGAGEE:~~ Nat Bell	MAP-PARCEL NUMBERS
Jimmy L. Badger (NAME)	Jimmy L. Badger (NAME)	108 -16-
208 Woodmaker Court (STREET ADDRESS OR ROUTE NUMBER)	5248 Franklin Pike Circle (STREET ADDRESS)	377
Nashville, TN (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (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, Karen Ann Ringwald, (now Fay) and husband Michael Francis K. Fay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy L. Badger and wife, Martha A. Badger

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. 125B, Percy Priest Woods, Section Four, Zone Lot Division Lots 111 thru 113 and 124 thru 126, as recorded in Book 6900, Page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Karen Ann Ringwald, (now Fay) by deed from Robert E. LaBrec and wife, Ithaca E. LaBrec of record in Book 7257, Page 85, Register's Office for Davidson County, Tennessee.

I, Michael Francis K. Fay, husband of Karen Ann Ringwald Fay, join for the purposes of conveying any interest I may have in the above described property, particularly marital interest.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to City Federal Savings Bank of record in Book 7257, Page 88, Register's Office for Davidson County Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved ( ) property, known as 208 Woodmaker Court (House Number) (Street) Nashville, TN (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 24th day of MAY, 1990

Karen Ann Ringwald Fay
KAREN ANN RINGWALD FAY

Michael F. K. Fay
MICHAEL FRANCIS K. FAY

by: Michael F. K. Fay Atty in Fact

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 ~~Karen Ann Ringwald Fay AND HUSBAND~~, Michael Francis K. Fay

the bargainorS, 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 24th day of MAY 19 90.

Commission expires 11-27-93

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

STATE OF TENNESSEE
Davidson County

On this 24 day of May, 19 90, personally appeared before me, Michael Francis K. Fay, 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 Karen Ann Ringwald Fay and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 24 day of May, 19 90.

My commission expires: 11-27-93

Notary Public

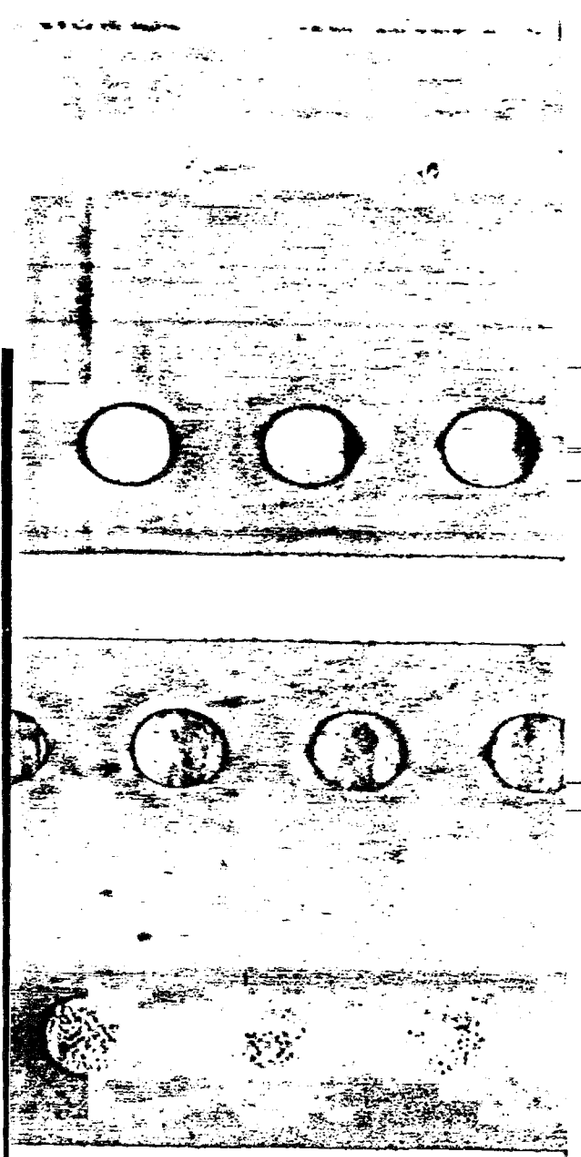
IDENTIF. REFERENCE

29376

MAY 29 2 38 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5422 05/29 0101 03CHECK 237.67



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 69938.12
CON TX 230.67
PRFEE 1.00
WDEED 6.00
TOTAL 237.67
CHECK 237.67

05/29/90 01 14:37 0001 5422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29376.

IDENTIF. REFERENCE

MAY 29 2 38 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 322821