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FILE BOX 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 19 90.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS June Brooks and Bobby J. Waldrup (NAME) 5206 Dove Trail (STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES Bailey Mortgage Company (NAME) P. O. Box 1389 (STREET ADDRESS) Jackson, MS 39215-1389 (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS Map 98-5 Par. 111 04D-90805

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. Harold Reeves, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO June Brooks and Bobby J. Waldrup, joint tenants with right of survivorship

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:

BEING Lot No. 12A on the Plan of Zone Lot Division Lot 12, Hunter's Point Subdivision of record in Book 6200, page 191, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Harold Reeves, unmarried, by deed from Lincoln State Savings & Loan Association, of record in Book 6679, page 266, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Bailey Mortgage Company of record in Book 6679, page 269, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 3814, page 592, Book 3897, page 926, Book 6207, page 609, Book 6279, page 741 and Plat Book 6200, page 191; and such easements and setback lines of record in Book 6200, page 191, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 5206 Dove Trail Hermitage, TN 37076
(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 Whereever 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 21st day of June, 1990

Harold Reeves

STATE OF TENNESSEE }
Davidson COUNTY }

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Personally appeared before me, Harold Reeves
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this 21st day of June 1990.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, 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" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Harold Reeves

TO
June Brooks and Bobby J. Waldrup

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

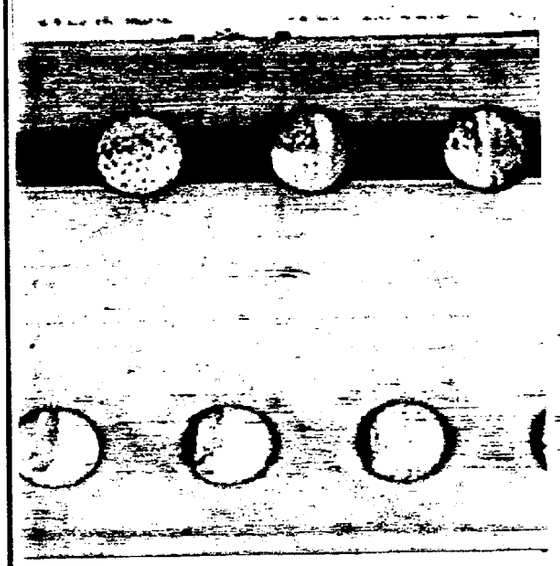
36346

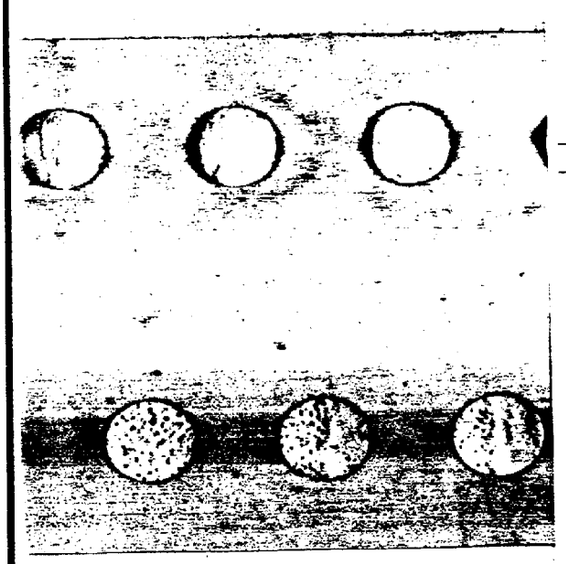
TENNESSEE REFERENCE

JUN 22 4 00 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

3324 06/22 0101 CHECK 145.00





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

RECEIVED OF _____

FOR _____

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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	42000.00
CON TX	138.60
PRFEE	1.00
MDEED	6.00
TOTAL	145.60
CHECK	145.60

06/22/90 01 16:00 0001 3324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36346

IDENTIFICATION REFERENCE

JUN 22 4 00 PM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

No. 330942