THIS INSTRUMENT PREPARED BY: mail

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 85,133.72.

Thomas R. Zaffore
Affiant

Subscribed and sworn to before me this 31st day of July, 1992.

Notary Public

My Commission Expires: 12-3-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
THOMAS R. ZAFFORE 4707 Utah Avenue Nashville, Tennessee 37209	COUNTRYWIDE FUNDING CORPORATION 155 N. Lake Avenue Pasadena, CA 91109	MAP 103-3 PARCEL 228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND ONE HUNDRED THIRTY THREE AND 72/100 ($85,133.72) DOLLARS,

(a) of which FOUR THOUSAND AND 00/100 ($4,000.00) DOLLARS has been paid in cash by the hereinafter named Grantee, the receipt of which the Grantor herein hereby acknowledges, and

(b) of which SEVENTY NINE THOUSAND SIX HUNDRED THIRTY THREE AND 72/100 ($79,633.72) DOLLARS, Grantee has this day assumed and agreed to pay the unpaid balance of that one certain Deed of Trust Note in the original principal amount of $80,886.00, payable to Countrywide Funding Corporation and secured by Deed of Trust of record in Book 7970, page 901 and re-recorded in book 7982, page 359, Register's Office for Davidson County, Tennessee, and

(c) for the balance of FIFTEEN HUNDRED AND 00/100 ($1,500.00) DOLLARS, the Grantee herein has this day executed a Promissory Note payable to Grantor payable in two equal installments of $750.00 each due on August 6, 1992, and August 20, 1992. Said note is non-interest bearing.

We, **MURL E. ALDRIDGE and wife, MARGARET L. ALDRIDGE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS R. ZAFFORE, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4, Block 10, on the Plan of Sylvan Park of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 50.0 feet on the southerly margin of Utah Avenue and extends back between parallel lines 160.0 feet to an alley.

BEING the same property conveyed to Murl E. Aldridge and wife, Margaret L. Aldridge, by deed from Pamela L. Reese and M. Frances Ziglar of record in Book 7970, page 898, Register's Office for

Davidson County, Tennessee. BOOK 8652 PAGE 536

This is improved property known as 4707 Utah Avenue, Nashville, Tennessee 37209.

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, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been assumed by Grantee.

2. Matters shown on the Plan of Sylvan Park, of record in Book 332, page 104, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 31st day of July, 1992.

MURL E. ALDRIDGE

MARGARET L. ALDRIDGE

THOMAS F. ZAFFORE-Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MURL E. ALDRIDGE, MARGARET L. ALDRIDGE and THOMAS F. ZAFFORE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 1992.

Notary Public

My Commission Expires:

1-22-94

336844

IDENTIF. TREFERENCE

AUG 4 8 34 AM '92

FELIX A. ... REGISTER
DAVIDSON COUNTY TN.

7184 08/04 0101 03CHECK 323.87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8692 PAGE 539

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 85133.72
CON TX 314.87
PRFEE 1.00
WDEED 8.00
TOTAL 323.87
CHECK 323.87

08/04/92 01 08:35 0001 7184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33684

IDENTIF. REFERENCE

AUG 4 8 34 AM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY TN.

No. 557006