This instrument was prepared by:

WILLIAM W. WEEMS, ATTORNEY 699 West Main, Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
CHARLES B. FANCHER, ET UX	SAME	Map 50-15
(NAME)	(NAME)	
3948 DRAKES BRANCH ROAD	SAME	Par. 117
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37218	SAME	FB# 12DZ 28900
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6794 PAGE 27

For and in consideration of the sum of TEN AND NO/100---------- ($10.00)-- **DOLLARS**

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, part of which is the assumption by the Grantees of the unpaid balance of an indebtedness secured by a certain deed of trust of record in Book 5934, page 511, Register's Office, Davidson County, Tennessee, which unpaid balance of indebtedness Grantees promise to pay according to the terms and conditions thereof.

MAPLE REALTORS, INC.

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES B. FANCHER AND WIFE, EVELYN P. FANCHER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows:**

Being Lot No. 515 on the Plan of Parkwood Estates, Section 3, of record in Book 3300, page 31, Register's Office for said County.

SAID Lot No. 515 fronts 75 feet on the northwesterly side of Vailview Drive and extends back 169.1 feet on the northeasterly line and 175.9 feet on the southwesterly line to a dead line, measuring 75.3 feet thereon.

BEING the same property conveyed to Maple Realtors, Inc. by deed from Aulie E. Cooper and Zelma Jackson (Cooper), of record in Book 6755, page 499, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions in Book 3313, page 402 and Book 3616, page 269; further subject to easements, setback lines and any and all limitations per plan of record in Book 3300, page 31, said RO.

Subject to taxes for 1986 which are assumed by Buyer.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $ 48,794.98

Subscribed and sworn to before me, this the 3rd day of March, 19 86.

Affiant

My commission expires: 11/23/88 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 3225 Vailview Drive, Nashville, Tennessee 37207.
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 and to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 hands this 3rd **day of** March, , 19 86.

MAPLE REALTORS, INC.

By: Billy C. Heatherly

Billy C. Heatherly, President

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6794 PAGE 28

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, _____, a Notary Public of the State and County aforesaid, personally appeared BILLY G. HEATHERLY _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President _____ of the MAPLE REALTORS, INC., _____, the within named bargainor, a corporation, and that he as such President _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said BILLY G. HEATHERLY as such President.

Witness my hand and seal, at office in Hendersonville, Tennessee, _____, this 3rd day of March, _____, 19 86.

_____ Notary Public

Commission expires 11/23/88

NOTARY PUBLIC TN SUMNER COUNTY

7.9.7.1.4

IDENTIFICATION REFERENCE

MAR 3 12 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/03-133.38- CHECK

WARRANTY DEED

FROM MAPLE REALTORS, INC.

TO CHARLES B. FANCHER, ET UX, EVELYN P. FANCHER

Return -
CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

Prepared By
WILLIAM W. WEEMS, ATTORNEY
699 West Main, Hendersonville, Tennessee 37075

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

RECEIVED OF _____

FOR _____

BOOK 6794 PAGE 29

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

46794.98- CAMT.
126.88 CSTAX
.50 PRFEE
6.00 WDEED.
CHECK 133.38-
9065A03/C3/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9.7.1.4.

IDENTIFI REFERENCE

MAR 3 12 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223492