THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William L. Carver	AmSouth Mortgage Co, Inc	Map 148-14
4812 Gillespie Drive	P. O. Box 847	Parcel 224
Antioch, Tn. 37013	Birmingham, Ala. 35201	5DU-52485

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the assumption of a certain note and deed of trust dated July 1, 1983, executed by Debra F. Chadwell to Michael L. Padalino, Trustee, of record in Book 6093, page 167, Register's Office, Davidson County, Tennessee, to secure Engel Mortgage Company, Inc. in the original principal amount of $33,700.00, payable according to terms and conditions set forth therein, which the Grantee agrees to assume in full and hold Grantor harmless from same, I, DEBRA F. CHADWELL, a single woman, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM L. CARVER, hereinafter referred to as 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. 70A on the Plan of Haywood Forest, Section 3, as of record in Book 5800, page 220, Register's Office for Davidson County, Tennessee, the said Lot No. 70A being the easterly part of Lot No. 70 of said subdivision, more particularly described as follows:
Said Lot No. 70A fronts 46.32 feet on the southerly side of Gillespie Drive and runs back 140.00 feet on the easterly side and 141.77 feet on the westerly side to a rear line measuirng 10.26 feet thereon.
Being the same property conveyed to Debra F. Chadwell, by deed from Bob Potter Company, of record in Book 6093, page 164, Register's Office, Davidson County, Tennessee.

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.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State and County taxes, a lien, but not yet due, assumed in full by the Grantee without proration.

2. Deed of trust of record in Book 6093, page 167, said Register's Office, assumed in full by Grantee.

3. Restrictions of record in Book 5583, page 115, and in Book 6080, page 343, said Register's Office.

4. The Plan of record in Book 5800, page 220, said Register's Office, shows an Owner's Certificate, a 20 foot setback line from Gillespie Drive and a 10 foot easement for utilities and drainage along the rear line of said lot.

5. Easement for sanitary sewers granted to Metropolitan Government of Nashville & Davidson County of record in Book 4870, page 800, Book 5565, page 185, Book 5565, page 190, Book 5708, page 539 and Book 5708, page 564, said Register's Office, if applicable.

And I, the GRANTOR, do further covenant and bind myself, my, 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.

WITNESS our hands on this the 5th day of May, 1986.

GRANTOR: GRANTEE:

Debra F. Chadwell
DEBRA F. CHADWELL

William L. Carver
WILLIAM L. CARVER

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 DEBRA F. CHADWELL, a single woman, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 5th day of May, 1986.

Dianne M Cathey
NOTARY PUBLIC

My Commission Expires: 4-9-88

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 WILLIAM L. CARVER, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 5th day of May, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,824.27.

William L. Carver
Affiant

Sworn to and subscribed before me, this the 5th day of May, 1986.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 4-9-88

98822

IDENTIFI REFERENCE

MAY 8 10 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXEMPT

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

RECEIVED OF _____

FOR _____

BOOK 6851 PAGE 218

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

35824.27- CAMT.
93.08 CSTAX
.50 PRPEE
9.00 WDEED
CHECK 102.58-
17:10AC5/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98822

IDENTIFICATION REFERENCE

MAY 8 10 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 245595