MAP 34-13
PARCEL 71
FB#: 11D-29275

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 9170.42 .

Louis Chanatry
Affiant

Subscribed and sworn to before me this the 22nd day of FEBRUARY, 1989.

My Commission Expires: 11/10/91

Notary Public

THIS INSTRUMENT PREPARED BY:
PETER WEISS, ATTORNEY, Suite 500, One Church Street Building, Nash., TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE: NONE
LOUIS C. CHANATRY	"NEW OWNER"
(Name)	(Name)
P. O. Box 120704	
(Street Address)	(Street Address)
Nashville, Tennessee 37212	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED
IN LIEU OF FORECLOSURE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, including full cancellation and satisfaction of the mortgage indebtedness herein described, I, PEGGY A. POND, unmarried, hereinafter called the "Grantor", have bargained and sold, and by these presents do transfer and convey unto LOUIS C. CHANATRY, unmarried, hereinafter called the "Grantee", his heirs and assigns, the following described premises, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 24, Block A, Eastlawn Subdivision, of record in Book 547, Pages 153 and 154, Register's Office for said County.

SAID Lot No. 24 fronts 50 feet on the northerly side of Welworth Street and extends back between parallel lines 120 feet to a dead line in the rear.

BEING the same property conveyed to Peggy A. Pond, unmarried, by Installment Deed from Louis C. Chanatry, unmarried, of record in Book 7516, Page 810, Register's Office for Davidson County, Tennessee.

THIS Deed is given in full cancellation and satisfaction of a certain mortgage on the above described premises and the indebtedness secured by said mortgage recorded in Book 7516, Page 810, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Vendor's Lien retained in the Deed of record in Book 6805, Page 288, said Register's Office; any and all zoning regulations, building restrictions, setback lines, if any, easements, and rights of way for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

THIS is improved property, known as 195-197 WELWORTH STREET, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs and/or assigns 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, the Grantor has caused her name to be affixed hereto on this 22nd day of February, 1989.

Peggy A. Pond
PEGGY A. POND

STATE OF TENNESSEE)
Davidson County)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named PEGGY A. POND, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 1989.

My Commission Expires: 11/10/91

Katherine Goodson
Notary Public

KATHLEEN GOODSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

FEB 22 3 18 PM '89

10702

WARRANTY DEED
IN LIEU OF
FORECLOSURE

From

PEGGY A. POND,
unmarried

To

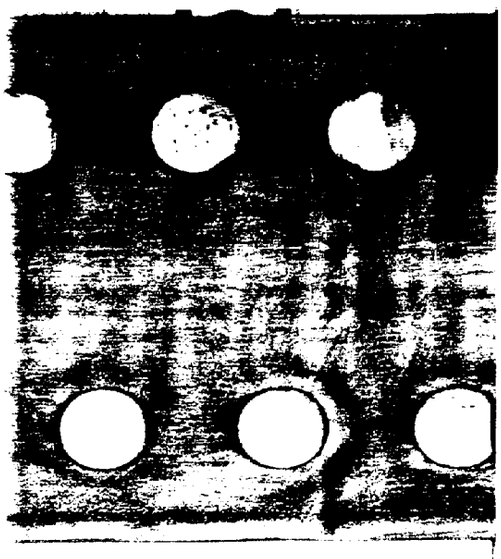
LOUIS C. CHANATRY,
unmarried

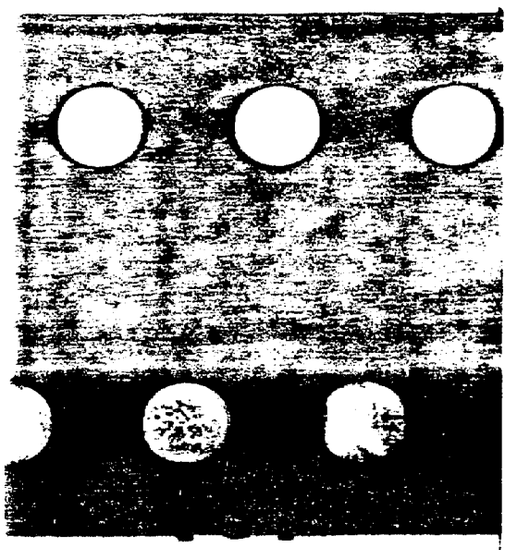
Address

[illegible] North Street
Madison, TN 37115

26.00

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED, RETURN TO:
PETER WEISS, ATTORNEY
Suite 500, One Church Street Bldg.
Nashville, Tennessee 37201





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7777 PAGE 533

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	9170.42
CON TX	30.36
PRFEE	0.50
WDEED	6.00
TOTAL	36.86
CHECK	36.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/21/89 01 1520 0001 9366

107862

FEB 22 3 18 PM '89

No. 183805