FILE BOX 30

BOOK 8048 PAGE 995

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 57,300.00

Subscribed and sworn to before me, this the 15th day of February 19 90

My commission expires: My Commission Expires Nov. 27, 1993 3/27/93 (Affix Seal)

Mattie E. Baxter
Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY			SOUTHEAST TITLE of Tennessee, Inc. 9B14472		
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027					
ADDRESS OF NEW OWNER:			SEND TAX BILLS TO:		
Mattie E. Baxter			American National Financial, Inc.		
2111 Eastwood Ave.			100 Ashford Center North, Suite 250		
STREET ADDRESS			STREET ADDRESS		
Nashville, TN	37212		Atlanta, GA	30338	
CITY	STATE	ZIP	CITY	STATE	ZIP
MAP & PARCEL NO	105-13 29.00 /22W22615				

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Randolph Rodney Hadley and wife, Jerrilyn Hadley

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Mattie E. Baxter, unmarried

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 317 on the Plan of the Resubdivison of part of Belmont Land Company's Subdivision, called "Belmont Heights", of record in Plat Book 421 at page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Randolph Rodney Hadley by Deed of record in Book 4357 page 630, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

05044

IDENTIF. REFERENCE

FEB 21 8 25 AM '90

DAVIDSON COUNTY TN.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 2111 Eastwood Ave., Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 15th day of February 19 90

Randolph Rodney Hadley

Jerrilyn Hadley

State of Tennessee
County of Williamson

On this 15th day of February, 19 90 before me personally appeared Randolph Rodney Hadley & Jerrilyn Hadley to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: JULY 20, 1992.
THRU NOTARY PUBLIC UNDERWRITERS.

Cathy R. Frism
Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

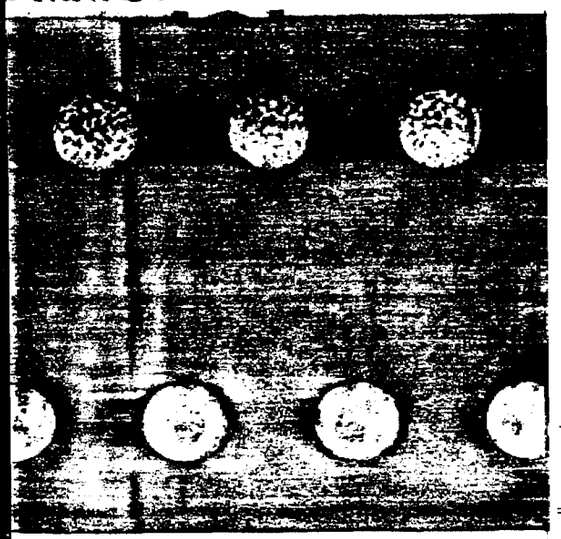
_____
Notary Public

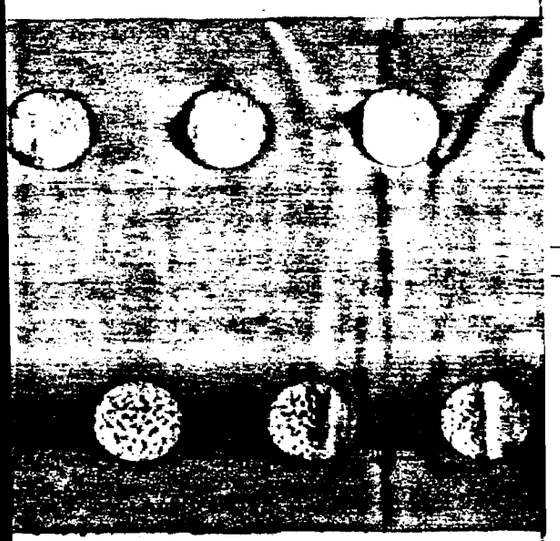
WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

4258 02/21 0101 03CHECK 196.00





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

RECEIVED OF _____

FOR _____

BOOK 8048 PAGE 997

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 57300-00
				CON TX 189-09
				PRFEE 1-00
				WDEED 6-00
				TOTAL 196-09
				CHECK 196-09
			02/21/90 01	08:24 0001 4258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

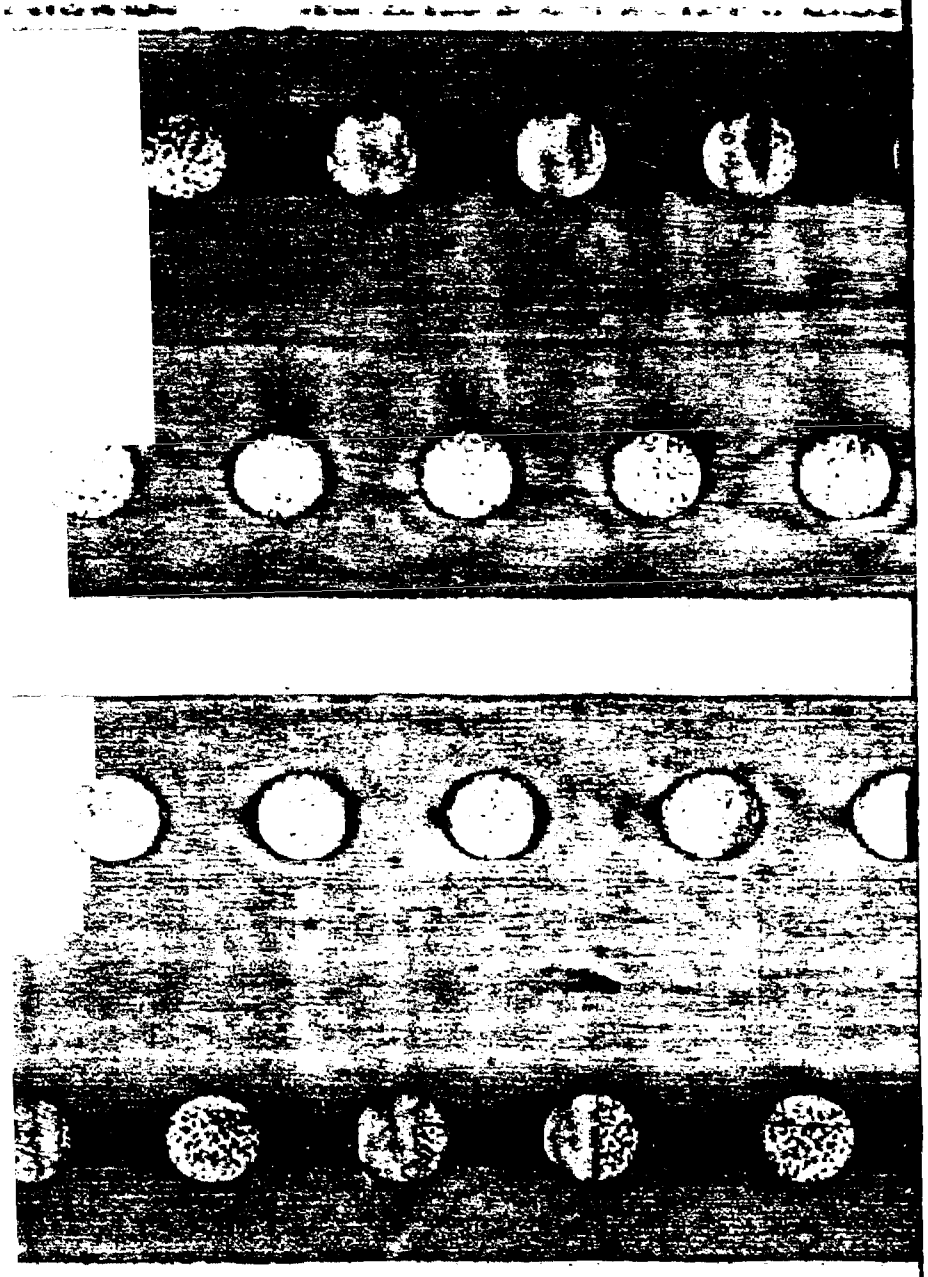
05044

IDENTIF. REFERENCE

FEB 21 8 25 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 294239

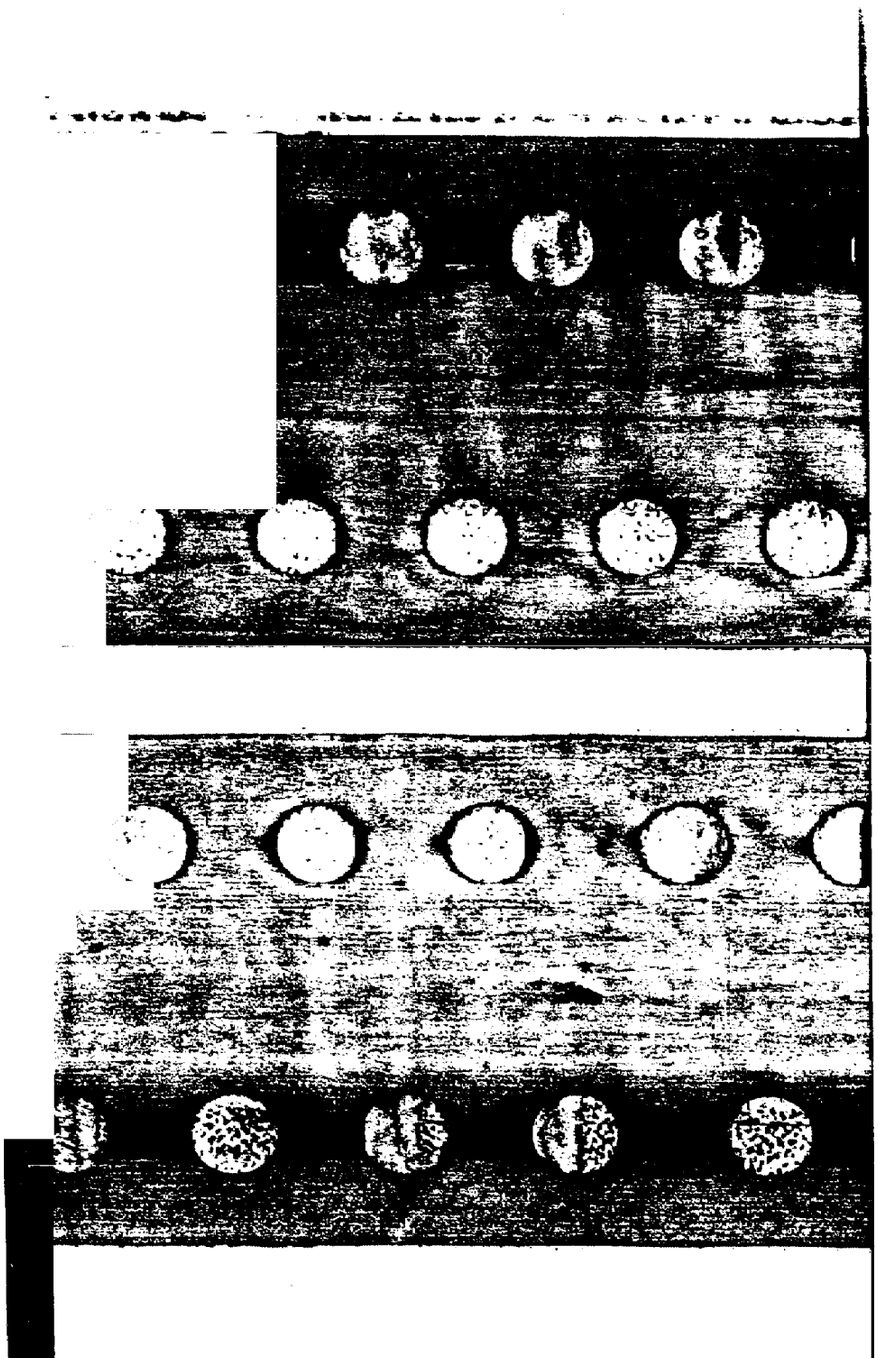


VOID

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2-21-90



VOID

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2-21-90