Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

7362 03 02 0821 03CHECK 77 38

ADDRESS NEW OWNER:

VICTOR ATWELL AND WIFE,
105 Nails Creek Drive
Dickson, Tn 37055

MAP/PARCEL NUMBER:

MAP 71-15, PARCEL 323

SEND TAX BILLS TO:

REAL ESTATE FINANCING, INC.
P.O. BOX 669
MONTGOMERY, AL 36101-0669

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,384.02.

Victor L Atwell

AFFIANT
Subscribed and sworn to me, this the 15TH day of FEBRUARY, 1994.

Denise C. Ellis

Notary Public
My commission expires: 5-11-96

23695

ICEIVED & RECORDED

94 MAR -3 PM 4:08

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

DENISE C. ELLIS NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from DUANE A. PHILLIPS AND WIFE, PAMELA M. PHILLIPS, to LAWRENCE Z. CROCKETT, TRUSTEE, as evidenced by a Deed of Trust of record in Book 5139, page 400, Register's Office for Davidson County, Tennessee, the liability for which the Grantees hereby expressly assume and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, DOUGLAS BAIN, A MARRIED MAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said VICTOR ATWELL AND WIFE, CHERYL A. ATWELL, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1226 N. 2ND STREET, NASHVILLE, TN 37207.

THIS IS NOT MARITAL PROPERTY.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15TH day of FEBRUARY, 1994.

Douglas Bain
DOUGLAS BAIN

Victor L Atwell
VICTOR ATWELL

Cheryl A. Atwell
CHERYL A. ATWELL

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS BAIN, A MARRIED MAN, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of FEBRUARY, 1994.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR ATWELL AND WIFE, CHERYL A. ATWELL, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 15TH day of FEBRUARY, 1994.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

BEING Lot No. 125 on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville, as of record in Book 161, page 53, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 50 feet on the westerly side of North 2nd Street and runs back between parallel lines, 145 feet to an alley.

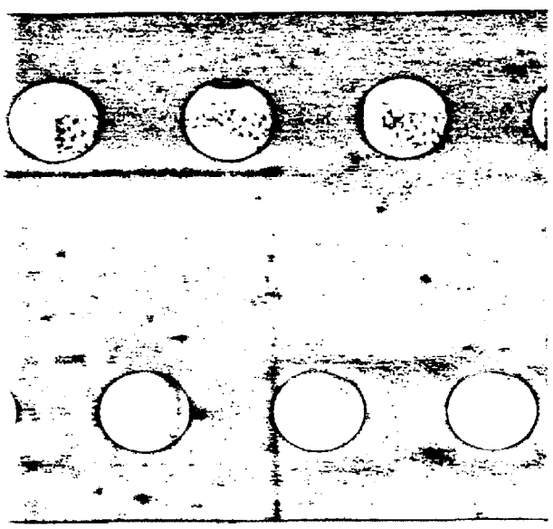
Being the same property conveyed to Douglas Bain by Warranty Deed from Duane A. Phillips and Pamela M. Spencer, formerly Pamela M. Phillips, of record in Book 7945, page 706, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on Plan of record in Book 161, page 53, said Register's Office, including all setback lines, easements, etc., as shown thereon.

3. Deed of Trust from Duane A. Phillips and wife, Pamela A. Phillips, to Lawrence Z. Crockett, Trustee, of record in Book 5139, page 400, said Register's Office, to secure to Mortgage Corporation of The South the payment of one note dated April 19, 1977, in the original principal amount of $13,000.00, due and payable as set forth therein.



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

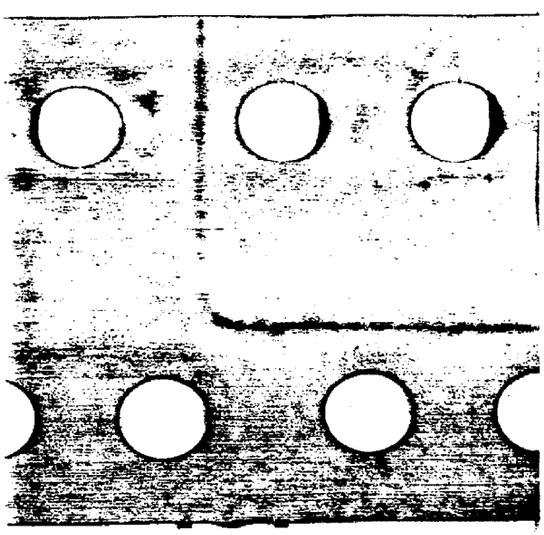
RECEIVED OF _____

FOR _____

BOOK 9267 PAGE 608

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	17354.02
CON TX	64.38
PRFEE	1.00
WDEED	12.00
TOTAL	77.38
CHECK	77.38

03/03/94 01 16:08 0001 7363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23696
IDENTIFICATION REFERENCE

94 MAR -3 PM 4:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 762786