33633

IDENTIFICATION REFERENCE BOOK 9295 PAGE 878

THIS INSTRUMENT PREPARED BY:
Jimmie Bearden
116 Kingsridge Boulevard
Tullahoma, TN 37388

94 MAR 31 AM 9:35
REGISTER
DAVIDSON COUNTY, TN.

TAX RESPONSIBILITY AND OWNER(S):
AEDC FEDERAL CREDIT UNION
1611 N. JACKSON STREET
TULLAHOMA, TN 37388

MAP 26-06-0 ; GROUP _____; CTL. MAP _____; PARCEL 18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, TRACIE DIANE BEARDEN, by and through Jimmie Bearden, as attorney-in-fact, has bargained and sold, and by these presents does transfer and convey unto JENNIE SUE O'SAILE hereinafter referred to as "GRANTEE, her heirs and assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 18 on the Plan of Resubdivision of Windsor Green, Phase I, Section I, Lots 1-18, of record in Book 6250, page 374, Register's Office, Davidson County, Tennessee. Said Lot No. 18, being a corner lot, fronts 109.05 feet on the northerly margin of Windsor Trace and fronts 15.94 feet on the westerly margin of Butleigh Court, said frontages being joined by a curve measuring 56.85 feet; the northerly line of said lot extends 100 feet and intersects the northwesterly line which measures 30.92 feet thereon.

Being the same property conveyed to Tracie Diane Bearden by deed of record in Book 8273, page 598, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the same tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her 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 and lawful right to sell and convey same, and that said property is free, clear and unencumbered.

AND GRANTOR does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 22nd day of March, 1994.

TRACIE DIANE BEARDEN

BY: _____
JIMMIE BEARDEN, Attorney-in-Fact
for TRACEY DIANE BEARDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, JIMMIE BEARDEN, Attorney-in-Fact for TRACEY DIANE BEARDEN, pursuant to a power of attorney recorded in Book 9017, page 986, Davidson County, Tennessee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, as the free act and deed of the said TRACIE DIANE BEARDEN.

WITNESS MY HAND AND OFFICIAL SEAL this 22nd day of March 19 94.

_____
NOTARY PUBLIC

My Commission Expires: January 24, 1998

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 59,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

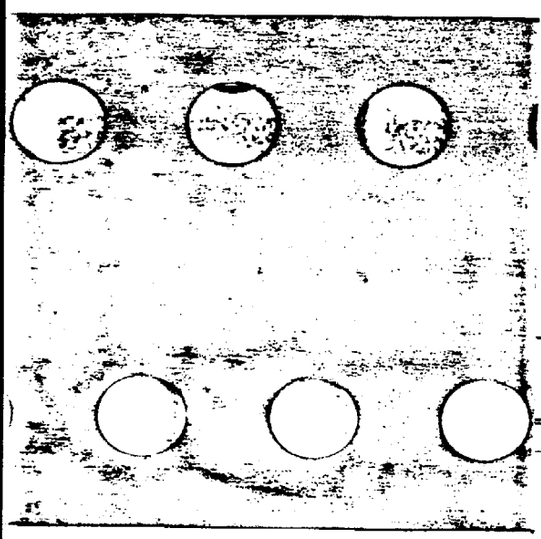
SWORN TO AND SUBSCRIBED before me, this 22nd day of March, 19 94

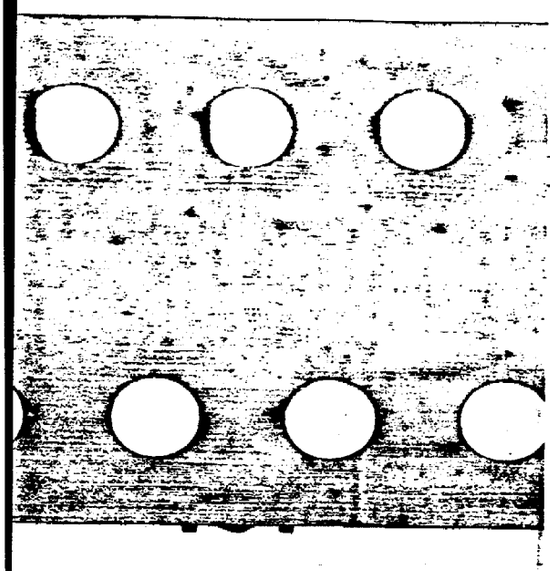
_____
NOTARY PUBLIC

My Commission Expires: January 24, 1998

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8181 03/31 0101 03CHECK 227.50





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

RECEIVED OF _____

FOR _____

BOOK 9295 PAGE 880

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 59000.00
				CON TX 218.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 227.30
				CHECK 227.30
03/31/94	01	09:36	0001	8181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33633
IDENTIF. & REFERENCE

94 MAR 31 AM 9:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 773461