This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Edd W. Sells
P. O. Box 78464
Nashville, TN 37207

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Maxine H. Chandler
3448 Knight Road
WHITES CREEK TN 37189

MAP AND PARCEL:
MAP 71-14
PARCEL 120

BCB 05/20 0101 BOO-ECK 94.10

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Maxine H. Chandler, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Edd W. Sells, unmarried, hereinafter called 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. 31, on the Plan of J. B. Haynies Gladstone Plan, of record in Plat Book 161, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Maxine H. Chandler , by deed from Willie Davenport (formerly Mrs. Willie Foster)and husband, Milton Davenport of record in Book 5458, Page 214, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

This is unimproved property known as 1322 Baptist World Center Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Edd W. Sells, unmarried, his heirs and assigns, forever; and I, Maxine H. Chandler, unmarried 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 the same is unencumbered unless otherwise herein set out; and I 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

94 MAY 20 AM 9:41
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

52115
IDENTIF. A REFERENCE

Witness my hand this the 19th day of May, 1994.

Maxine H. Chandler

Maxine H. Chandler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Maxine H. Chandler, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 19th day of May, 1994.

Jean W. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 23,000.00.

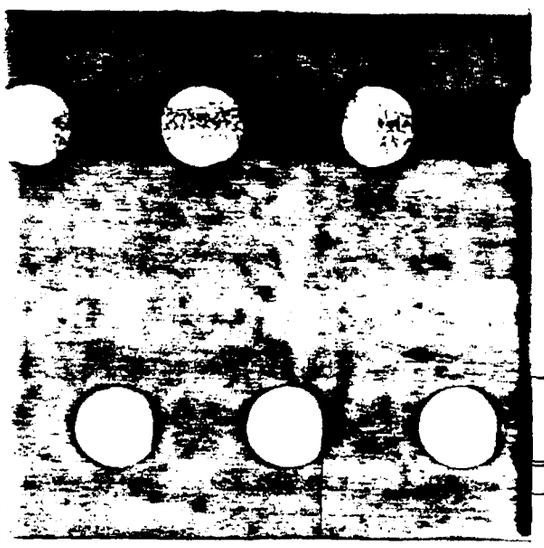
AFFIANT

Subscribed and sworn to before me this 19th day of May, 1994.

Jean W. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/97

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

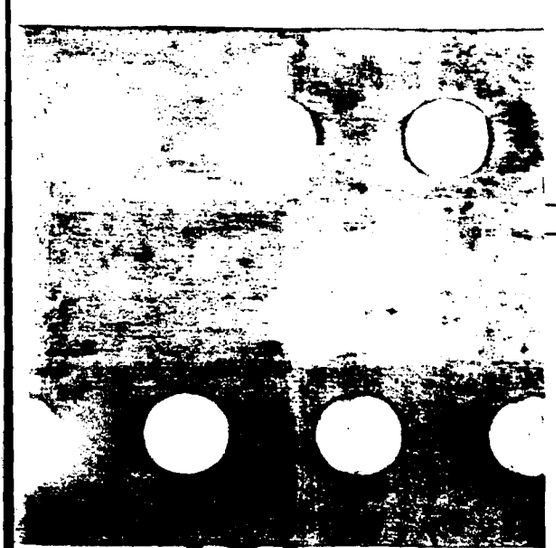
RECEIVED OF _____

FOR _____

BOOK 9351 PAGE 161

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	23000.00
CON TX	85.10
PRFEE	1.00
MDEED	8.00
TOTAL	94.10
CHECK	94.10

05/20/94 01 09:40 0001 8326

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52115
IDENTIF. ↑ REFERENCE

94 MAY 20 AM 9:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 793331