OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9480 PG 215

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,900.00 .

Debra D. Dalton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF Sept. 19 94

NOTARY PUBLIC

My Commission expires: 7-26-98

THIS INSTRUMENT PREPARED BY

Earl J. Porter, Jr., Atty., 214 Third Avenue North, Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Debra D. Dalton (NAME)	Debra D. Dalton (NAME)	MAP 107-5-B
215 Oak Grove Drive (ADDRESS)	215 Oak Grove Drive (ADDRESS)	PAR 215 CO.
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	2DA-64961

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Tamora Darleen Leahey Giles and husband, Randall R. Giles, and Michael Alan Leahey,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Debra D. Dalton, unmarried

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 215 on the Plan of Addition to Five Oaks Planned Unit Development as of record in Plat Book 5200, page 456, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to TAMORA DARLEEN LEAHEY, unmarried, and MICHAEL ALAN LEAHEY, by Deed from AMERICAN HOMES REALTY, INC., of record in Book 7133, page 475, Register's Office for Davidson County, Tennessee.

TAMORA DARLEEN LEAHEY and TAMORA DARLEEN LEAHEY GILES are one and the same person.

Grantee agrees to assume and promises to pay the indebtedness of record in Book 7133, page 478, Register's Office for Davidson County, Tennessee, that was in the original amount of $51,173.00. This indebtedness was assigned to Sears Mortgage Corporation of record in Book 8688, page 425, Register's Office for Davidson County, Tennessee.

This is improved ~~unimproved~~ ( ) property, known as 215 Oak Grove Drive, Nashville, Tennessee 37217
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of September 9, 19 94 .

Tamora Darleen Leahey Giles
Tamora Darleen Leahey Giles

Michael Alan Leahey
Michael Alan Leahey

Randall R. Giles
Randall R. Giles

RHODA DEE SMITH
NOTARY PUBLIC, State of New York
No. 30-3742520 - Qual. in Nassau Co.
Commission Expires April 30, 1995

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9480 PG 216

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tamora Darleen Leahey Giles and husband, Randall R. Giles, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of September, 1994.

My Commission expires:
7-26-97

Notary Public

STATE OF New York }
County of Nassau }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michael Alan Leahey, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12 day of September, 1994.

My Commission expires:

Rhoda Dee Smith
Notary Public

RHODA DEE SMITH
NOTARY PUBLIC, State of New York
No. 30-3742520 - Qual. in Nassau Co
Commission Expires April 30, 1995

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19___.

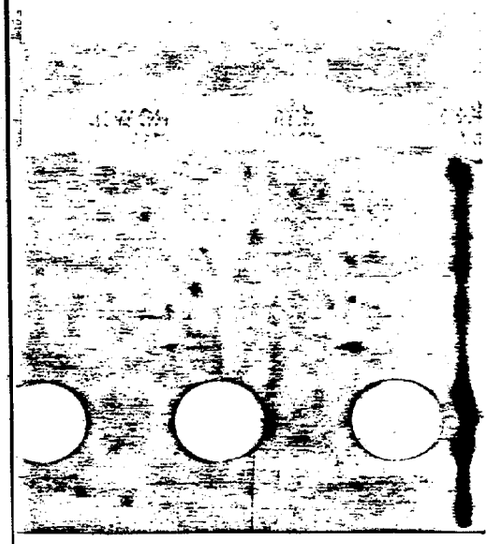
My Commission expires:

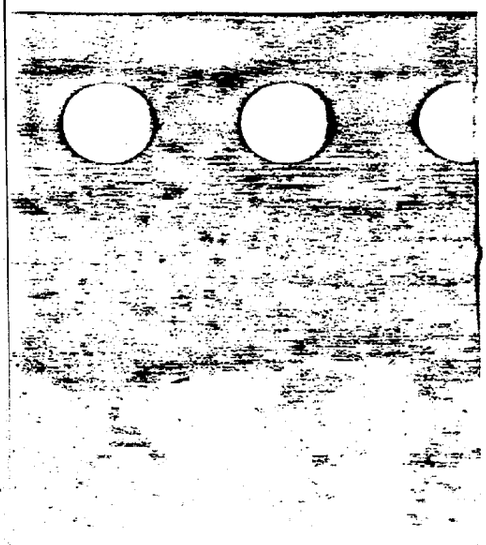
Notary Public

PICK-UP
01.01 03CHECK
208-43

FELIX Z. MINOR II REGISTER
DAVIDSON COUNTY, TN.
94 SEP 30 PM 2:01
IDENTIF. & REFERENCE

95712





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

RECEIVED OF _____

FOR _____

BOOK 9480 PG 217

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	53900.00
CON TX	199.43
PRFEE	1.00
WDEED	8.00
TOTAL	208.43
CHECK	208.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/30/94 01 13:59 0001 3617

95712
IDENTIF. ↑ REFERENCE

94 SEP 30 PM 2:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839872