BOOK 9508 PG 518

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 176,000.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 26th day of October 19 94

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ROBERT H. FENSTERMAKER 1700 Cedar Lane Nashville, Tennessee 37212	AMERICAN RESIDENTIAL 155 Franklin Road Suite 255 Brentwood, Tennessee 37027	MAP 117-4 PARCEL 245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SIX THOUSAND AND NO/100- ---------- ($ 176,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, CAROLE H. EVANS, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto ROBERT H. FENSTERMAKER AND WIFE, G. MYLINDA FENSTERMAKER hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 86 on the Map of Belmont Terrace of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Cedar Lane, at the corner of Lots Nos. 85 and 86; thence Northerly with the line between said two lots, 160.0 feet to the southerly margin of an alley; thence with the southerly margin of said alley, Eastwardly 63.7 feet to the westerly margin of Oakland Avenue; thence with the westerly margin of said Avenue, Southerly 139.2 feet to the beginning of a curve; thence around said curve, 32.2 feet to the northerly margin of Cedar Lane; thence with the northerly margin of said Lane, Westerly 49.3 feet to the beginning.

BEING the same property conveyed to Carole H. Evans, a married person, by deed from Lorene H. Thompson, unmarried, of record in Book 7825, page 754, Register's Office for Davidson County, Tennessee; the said Carole H. Evans also known as Carole H. Harp.

This is improved property known as 1700 Cedar Lane, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Terrace of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

GRANTOR__ FURTHER COVENANTs__ and bind s herself , her heirs and representatives to warrant and forever defend the title to the said GRANTEE s , their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 26th day of October, 19 94.

Carole H. Evans by Scott Troxel Atty in Fact

CAROLE H. EVANS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 26th day of October, 1994.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

94 NOV -2 AM 9:40
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. & REFERENCE 05095

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared SCOTT TROXEL, to me known to be the person who executed the foregoing instrument in behalf of CAROLE H. EVANS and acknowledged the he executed the same as the free act and deed of the said CAROLE H. EVANS.

Witness my hand and seal this 26th day of October, 1994.

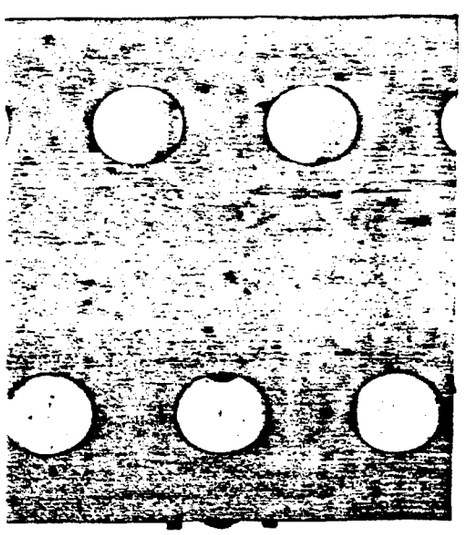
Mitchell A. Watts
Notary Public

My commission expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3682 11/02 0101 03CHECK 660.20





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

RECEIVED OF _____

FOR _____

BOOK 9508 PG 520

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
176000.00
CON TX 651.20
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 8.00
TOTAL 660.20
CHECK 660.20

11/02/94 01 09:49 0001 3682

05095
IDENTIF. ← REFERENCE

94 NOV -2 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 849974