This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9513 PG 928

ADDRESS NEW OWNER:
John L. Charron
P. O. Box 100298
Nashville, TN 37224-0298

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 118-8
PARCEL 30,31,32
6DA-24065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mary Ann Adams, married hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John L. Charron, 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:

TRACT I - 2314 Winford Avenue

BEING Lots Nos. 147 and 148, on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mary Ann Adams, married, by deed from P. L. Severy and wife, Sara M. Severy of record in Book 8165, Page 157, Register's Office for Davidson County, Tennessee.

TRACT II - 2318 Winford Avenue

BEING Lot No. 149, on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mary Ann Adams by deed from M. Lee Barrett, Jr., unmarried of record in Book 8289, Page 186, 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 of record in Book 161, Pages 14 and 15, said Register's Office.

This Property is conveyed "AS IS, WHERE IS"

Taxes for 1994 have been pro-rated and paid.

Rex L. Adams joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 2314/2318 Winford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Charron, his heirs and assigns, forever; and we, Mary Ann Adams and husband, Rex L. Adams do covenant with the said Grantees that I 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 herein set out; and we do further covenant and bind ourselves, our heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

Witness our hands this the 4th day of November, 1994.

BOOK 9513 PG 929

Mary Ann Adams

Rex L. Adams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Ann Adams and Rex L. Adams the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of November, 1994.

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 $ 116,000.00.

AFFIANT

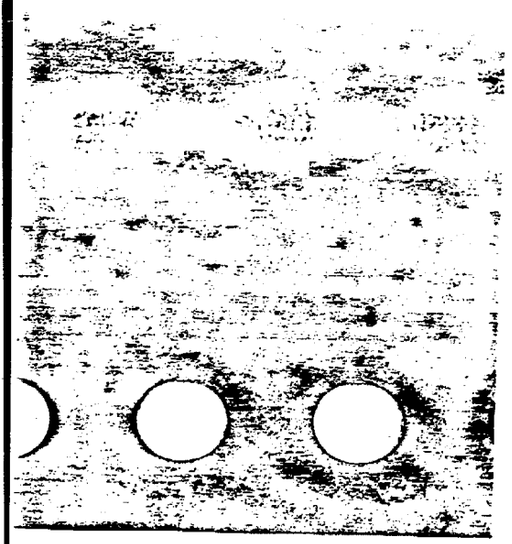
Subscribed and sworn to before me this 4th day of November, 1994.

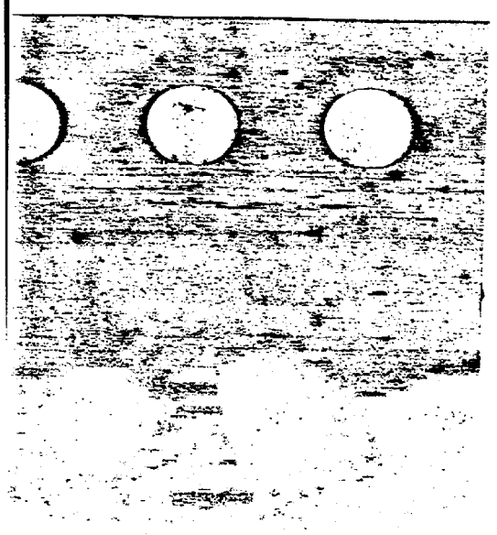
NOTARY PUBLIC
My Commission Expires: 3/22/97

06774
IDENTIF. ↑ REFERENCE

94 NOV -7 AM 11:14
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5488 11/07 0101 03CHECK 438.20





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

RECEIVED OF _____

FOR _____

BOOK 9513 PG 930

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	116000.00
			CON TX	429.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	438.20
			CHECK	438.20
11/07/94	01			11:13 0001 5488

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06774
IDENTIF. ↑ REFERENCE

94 NOV -7 AM 11:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851766