PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 35838)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 137000.00

Barbara B. Mann
Affiant

Sworn and subscribed before me this 23rd day of November, 1994.

Sandy Ring
Notary Public

My Comm. Expires: My Commission Expires MAY 23, 1998

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:

Barbara B. Mann
4417-4419 Lealand Lane
Nashville, TN 37204

RESPONSIBLE FOR PAYMENT OF TAXES:

Anderson & Jordan Escrow Inc
2323 Crestmoor Rd
Nashville TN 37215

MAP-PARCEL NUMBERS
132-09-17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marion B. Tallent and spouse, Christina Y. Tallent,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara B. Mann,** hereinafter called the **Grantee**, Grantee's 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 the northerly 23 1/2 feet of Lot No. 4 and the southerly 53 feet of Lot No. 5 on the unrecorded plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W.B. Southgate, Surveyor, and further described according to a Mortgage Loan Inspection made by John Kohl & co., P.C. dated March 16, 1988 as follows:

Beginning at a point in the center of Lealand Lane, formerly Lea Avenue, 676 1/2 feet north of the center of Battery Road; thence N 2 degrees 30 minutes E. with the center of said Lealand Lane 76 1/2 feet to a point; thence westwardly parallel with and 23 1/2 feet south from the line of Lot No. 6 on said unrecorded plan 212.5 feet to a point; thence southwardly 76 1/2 feet to a point; thence eastwardly parallel with and 76 1/2 feet north of the line of Lot No. 3 on said unrecorded plan, 213 feet to the point of beginning.

Being the same premises conveyed to Christina Y. Tallent and husband Marion B. Tallent by deed from Rodney A. English and wife, LaVerne C. English of record in Book 7505, page 582, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Subject to that portion of the premises embraced within the bounds of any roads or highways.
This is improved property, known as: 4417-4419 Lealand Lane, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of November, 1994.

Marion B Tallent
Marion B. Tallent

Christina Y Tallent
Christina Y. Tallent

State of Tennessee
County of Davidson

On this 23rd day of November, 1994, before me the undersigned authority, personally appeared **Marion B. Tallent,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires: _____
Notary Public

State of Tennessee
County of Davidson

On this 23rd day of November, 1994, before me the undersigned authority, personally appeared **Christina Y. Tallent,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires MAY 23, 1998

SANDY RING NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____
Notary Public

12134

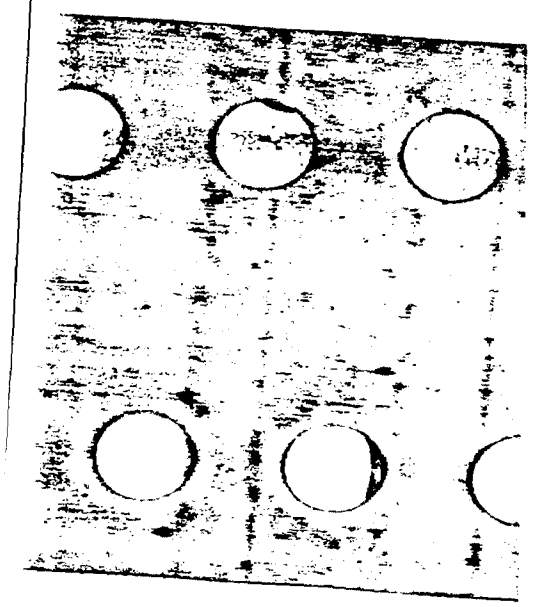
IDENTIF. # REFERENCE

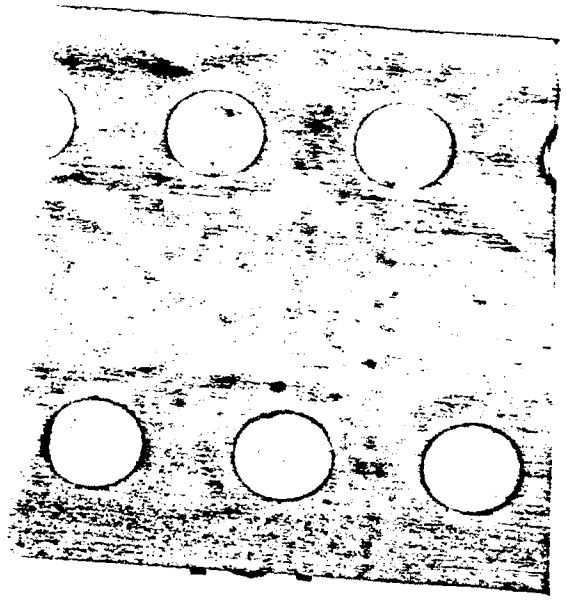
94 NOV 28 PM 3:11

REGISTER
DAVIDSON COUNTY, TN.

7486 11/28 0101 03CHECK 515.90

BOOK 9530 PG 144





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9530 PG 145

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 137000.00
CON TX 506.90
PRFEE 1.00
WDEED 8.00
TOTAL 515.90
CHECK 515.90

11/28/94 01 15:11 0001 7486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12134
IDENTIF. # REFERENCE

94 NOV 28 PM 3:11

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 857526