BOOK 9564 PG 531

Box 52

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF January 19 95

Notary Public

MY COMMISSION EXPIRES: 5-5-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald M. Gannaway (NAME)	GMAC Mortgage Corporation of PA (NAME)	118-5-11
1021 Battlefield Drive (ADDRESS)	8360 Old York Road (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Elkins Park, PA 19117-1590 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. Franklin Taylor and wife, Bertha C. Taylor and Laura T. Grant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald M. Gannaway

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, State of Tennessee, descibed as follows to wit: Being Lot No. 12 on the unrecorded Plan of a Subdivision of Lots 1 and 2, Block 10 and Lots 1 and 2 of Block 11, in Noelton, not of record, described according to a survey by Z. J. Wilkerson, May 21, 1941, as follows:

Beginning on the southerly margin of Battlefield Drive at the corner of Lots 11 and 12, said point being 839 feet west of the westerly margin of 10th Avenue South; thence with said Drive, westwardly 75 feet to the corner of Lots 12 and 13, being the northeast corner of the property conveyed to John D. Summers, Jr. and wife, by deed from A. R. Greene and wife, of record in Book 1489, page 39, said Register's Office; thence with the line between said two lots and with Summers' easterly line, southwardly 200.3 feet; thence eastwardly 75 feet to the corner of Lots 11 and 12; thence with the line between said lots, northwardly 200.6 feet to the beginning.

Being the same property conveyed to Joseph Smith and wife, Sally J. Smith by deed from John Lewis and wife, Agnes J. Lewis, of record in Book 4314, page 768, Register's Office for Davidson County, Tennessee. The said Joseph Smith having since died and being predeceased by Sally J. Smith. Will of Joseph Smith of record in probate file number 94P1242.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is improved (X) property, known as 1021 Battlefield Drive, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 3rd day of January 19 95

J. Franklin Taylor

Laura T. Grant by Her attorney in fact Marjorie B. Layton

Bertha C. Taylor

9564

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Franklin Taylor and wife, Bertha C. Taylor, the bargainor s, with whom I am personally acquainted or proved to me on 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 Brentwood, Tennessee, this 3rd day of January

Commission expires 5-15-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marjorie Saxton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Laura T. Grant, and acknowledged that she executed the same by Power of Attorney, as the free act and deed of said Laura T. Grant. WITNESS my hand and official seal at Brentwood, Tennessee, January 3, 1995.

Notary Public

My Commission Expires: 5-15-95

JUDY A. LEHMAN NOTARY PUBLIC IN LARGE WILLIAMSON COUNTY, TENN.

95 JAN -5 AM 10: 11
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

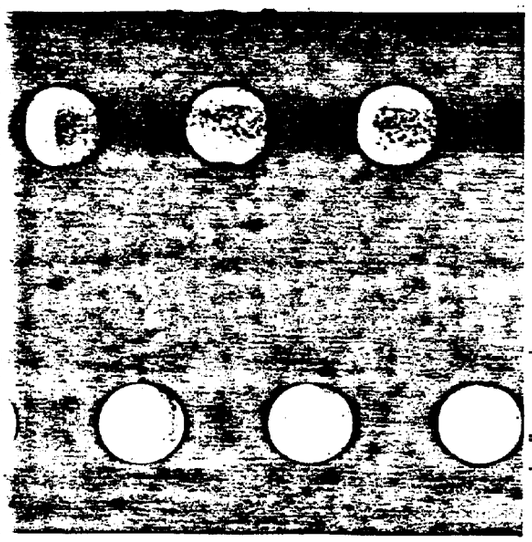
9392 01/05 0101 03CHECK

290.20

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9564 PG 533

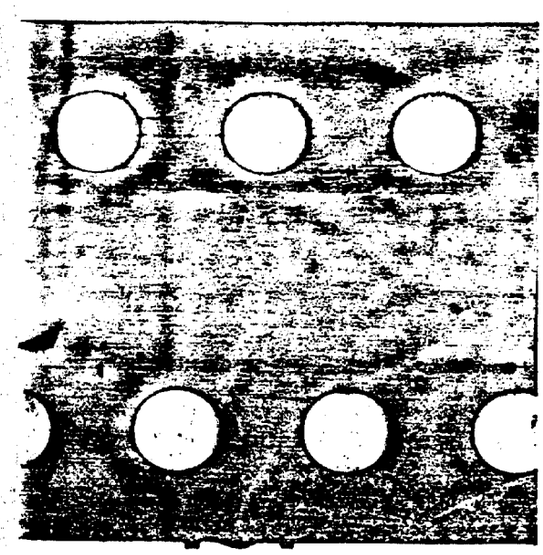
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	8.00
TOTAL	290.20
CHECK	290.20

01/05/95 01 10:10 0001 9392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23003
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 10: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869262