BOOK 9604 PG 67

95 FEB 27 AM 9:55

37182

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36116
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
F. Douglas Arnold 318 Lauderdale Road Nashville, TN 37205	Chemical Residential Mortgage Corporation P.O. Box 78109 Phoenix, AZ 85062-8109

TAX MAP-PARCEL NUMBERS: 103-12-179 26W 03855

5011 02/27 0101 03CHECK 456.70

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 **Ivola Dement, a single person,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **F. Douglas Arnold, a single person,** 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 Lot No. 7 Block F on the plan of Cherokee Park Section 1, of record in Book 547, pages 169 and 170, Register's Office for said County.

SAID Lot No. 7 fronts 70 feet on the southerly margin of Lauderdale Road and extends back 105.1 feet on the westerly line and 136.28 feet on the easterly line to a dead line in the rear, measuring 82 feet thereon.

BEING the same property conveyed to Margaret B. Dement by deed from Robert W. Terry and wife, Hazelmai Terry of record in Book 2808, page 577, said Register's Office. By deed of record in Book 2903, page 134, said Register's Office, the said Margaret B. Dement, unmarried, conveyed subject property to Mrs. Viola Dement, for and during the term of her natural life, with remainder at her death to Fred S. Dement, Margaret Dement, Ivola Dement, Frances Elmore, Clemmie McKelley and Annie Woodward. The said Viola Dement has since died. By deed of record in Book 4562, page 357, said Register's Office, the said Fred Dement, Annie Dement Woodward, Frances Dement Elmore, Clemmie Dement McKelley and Ivola Dement conveyed their interest in subject property to Margaret B. Dement. The said Margaret B. Dement has since died, and the will of Margaret Dement of record in Will Book 194, page 552, Probate Court Clerk's Office for Davidson County, Tennessee, devised subject property to Ivola Dement.

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

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 318 Lauderdale Road, Nashville, TN 37205

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 24th day of February, 1995.

Ivola Dement

Ivola Dement

State of Tennessee
County of Davidson

On this 24th day of February, 1995, before me the undersigned authority, personally appeared **Ivola Dement**, 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: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

A F F I D A V I T

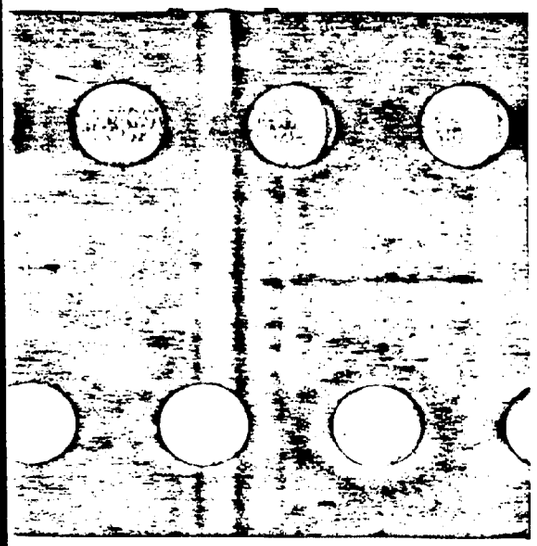
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 121000.00

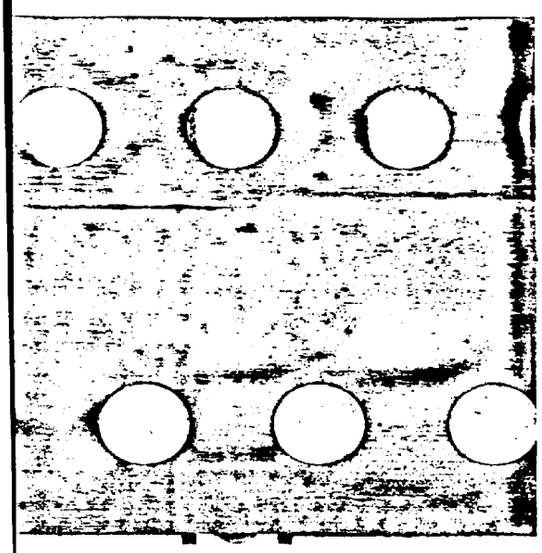
F. Douglas Arnold
Affiant

Sworn and subscribed before me on the 24th day of February, 1995.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96





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

RECEIVED OF _____

FOR _____

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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
121000.00
CON TX 447.70
PRFEE 1.00
WDEED 8.00
TOTAL 456.70
CHECK 456.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/95 01 09:56 0001 5011

37182
IDENTIF. # REFERENCE

95 FEB 27 AM 9:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 884686