BOOK 9607 PG 702 Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,000.00

Mark Lance Henslee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 1995.

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Lance Henslee	OWNER	082-09-0
(NAME) 1323A Seventh Avenue N.	(NAME)	455
(ADDRESS) Nashville, TN 37208	(ADDRESS)	1W 21603
(CITY) (STATE) (ZIP)	(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, Donna Rochell Perry Ortega

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Lance Henslee, unmarried

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:

Being the southerly half of Lot No. 42 on the North Nashville Real Estate Company's Plan of Lots of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.
Said southerly part of Lot No. 42 fronts 25 feet on the westerly side of Seventh Avenue North, formerly Vine Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Tildon O. Perry and wife, Mary E. Perry by deed of record in Book 4954, Page 775, Register's Office for Davidson County, Tennessee. Tildon O. Perry predeceased Mary E. Perry. Said property is now vested in Donna Rochell Perry by the Last Will and Testament of Mary E. Perry record at Will Book 184, Page 790, Davidson County, Probate Office.

This conveyance is subject to any and all existing restrictions and easements of record.

The subject property is not the grantors principal place of residence.

unimproved ( )
This is improved (XX) property, known as 1323A Seventh Avenue N., Nashville, TN 37208
(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 my hand this 24th day of February 1995

Donna Rochell Perry Ortega
Donna Rochell Perry Ortega

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9607 PG 703

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Rochell Perry Ortega

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 at Antioch, Tennessee, this 24th day of February, 19 95

Commission expires October 9, 1995

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

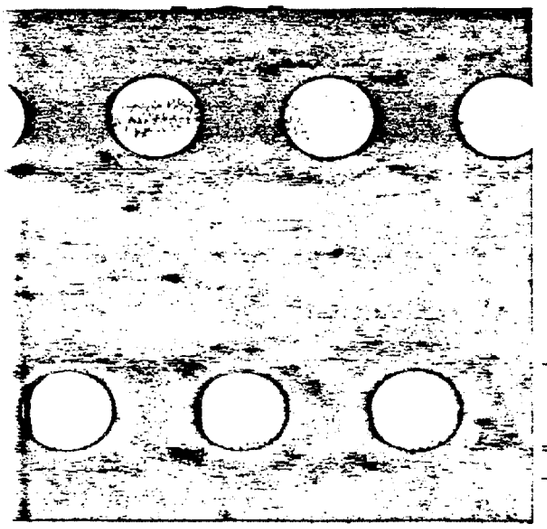
IDENTIF. & REFERENCE

95 MAR -1 PM 2:51
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

6224 03/01 0101 03CHECK

71.90

TN01WC



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

RECEIVED OF _____

FOR _____

BOOK 9607 PG 704

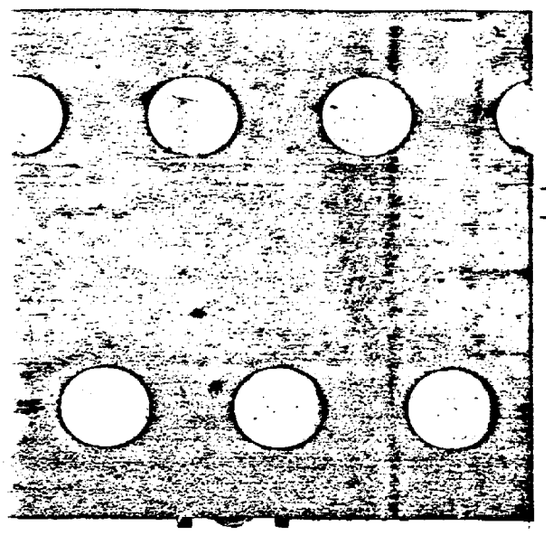
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 17000.00
CON TX 62.90
PRFEE 1.00
WDEED 8.00
TOTAL 71.90
CHECK 71.90

03/01/95 01 14:52 0001 6224

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



38275
IDENTIF. ↑ REFERENCE

95 MAR -1 PM 2:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 885882