53

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,900.00

Mary B. Rowlette
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY 19 95

Carolyn Clayton
Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

CAROLYN CLAYTON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, GOODLETTSVILLE, TN 37072
BASED UPON INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARION E. ROWLETTE	WACHOVIA MORTGAGE COMPANY	Map 52-2
(NAME)	(NAME)	
454 Lanier Drive	P. O. BOX 3174	Parcel 9
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Winston-Salem, N.C. 27102	11 D 45815
(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, CLARENCE L. EASLEY, SR. AND WIFE, ALMA E. EASLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARION E. ROWLETTE AND WIFE, MARY B. ROWLETTE

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, Tennessee, being Lot No. 10 and the northerly one-half of Lot No. 9 on the Revised Plan of Rainbow Terrace, Block "E" of record in Book 1130, page 85, said Register's Office, described together as follows:

Said tract fronts 75 feet on the northwesterly margin of Lanier Drive and extends back 200 feet on both side lines to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to CLARENCE L. EASLEY, SR. by deed of record in Book 8727, page 726, Register's Office, Davidson County, Tennessee.

Grantees hereby agree to assume and to pay the unpaid balance of an indebtedness which is of record in Book 7740, page 899, re-recorded in Book 7749, page 634, Register's Office for Davidson County, Tennessee; which Grantees promise to pay and agree to hold Grantors harmless therefrom.

ALMA E. EASLEY joins in this conveyance for the purpose of conveying any right, title or interest in and to said property which she may have, marital or otherwise.

unimproved ( )
This is improved (XX) property, known as 454 Lanier Drive, Madison, TN 37115
(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 28th day of February 19 95

Clarence L. Easley Sr.
CLARENCE L. EASLEY, SR.

Marion E. Rowlette
MARION E. ROWLETTE

Alma E. Easley
ALMA E. EASLEY

Mary B. Rowlette
MARY B. ROWLETTE

First Data Systems, Inc

BOOK 9611 PG 484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLARENCE L. EASLEY, SR. AND WIFE, ALMA E. EASLEY; and MARION E. ROWLETTE AND WIFE, MARY B. ROWLETTE

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 Goodlettsville, Tennessee, this 28th day of February 19 95.

Commission expires 11/20/96

Notary Public

CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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

7463 03/06 0101 03CHECK 193.63

WARRANTY DEED
FROM
TO
RETURN TO:

FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

95 MAR -6 AM 9:47

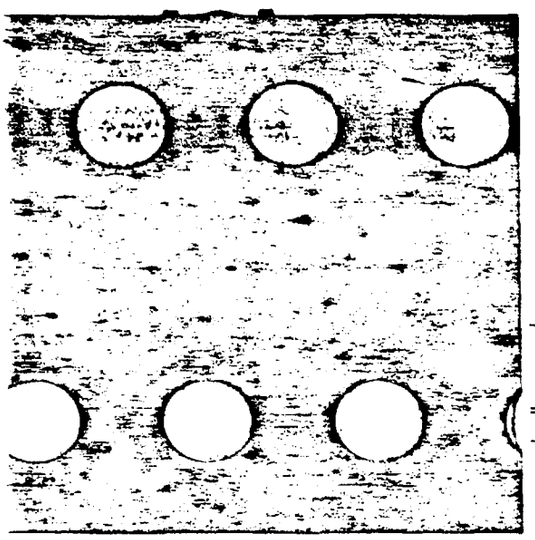
IDENTIF. & REFERENCE

39419

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9611PG485

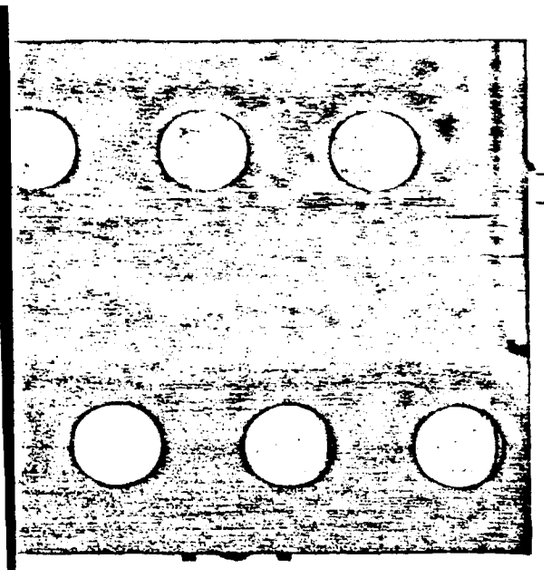
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	49900.00
CON TX	184.63
PRFEE	1.00
WDEED	8.00
TOTAL	193.63
CHECK	193.63

03/06/95 01 09:48 0001 7463

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



39419

IDENTIF. & REFERENCE

95 MAR -6 AM 9:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 887108