BOOK 9620PG243

42474

IDENTIFICATION REFERENCE
95 DEC 15 AM 11:43

THIS INSTRUMENT PREPARED BY:
B. Gail Reese
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

New Owner:	Tax Bills To:	Map/Parcel No:
Alex Bonner P. O. Box 121 Brentwood, TN 37027	Union Planters Bank 7130 Goodlett Farms Pkwy, A4W Memphis, TN 38173	159-2 Parcel 42

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert T. MacAllister, Jr., and wife, Catherine T. MacAllister ("GRANTORS" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto Alex Bonner ("GRANTEE" herein), his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Hound's Run of record in Book 6900, pages 167 thru 171, Register's Office for said County.
>
> Said Lot No. 51 fronts 264.56 feet on the northwesterly margin of Beddington Park and extends back 374.76 feet on the westerly line and 263.43 feet on the easterly line to a dead line in the rear, measuring 125.16 feet thereon.
>
> Being the same property conveyed to Robert T. MacAllister, Jr. and wife, Catherine T. MacAllister, by deed from William Kenneth Hale, Jr. and wife, Jane F. Hale of record in Book 7446, page 459, Register's Office for Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantors.

This is improved property known as 1308 Beddington Park, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his heirs, successors, and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have

a good right to convey it, and the same is unencumbered, except for:

1. Taxes for 1995: A lien, but not yet due and payable.

2. All matters shown of record in the Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind themselves, their heirs, assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors, and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 16th day of March 1995.

ROBERT T. MACALLISTER, JR.

CATHERINE T. MACALLISTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Robert T. MacAllister and Catherine T. MacAllister, the within named bargainors, 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 seal at office in Nashville, Tennessee, this 16th day of March, 1995.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires:
July 27, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 54,000
sale.

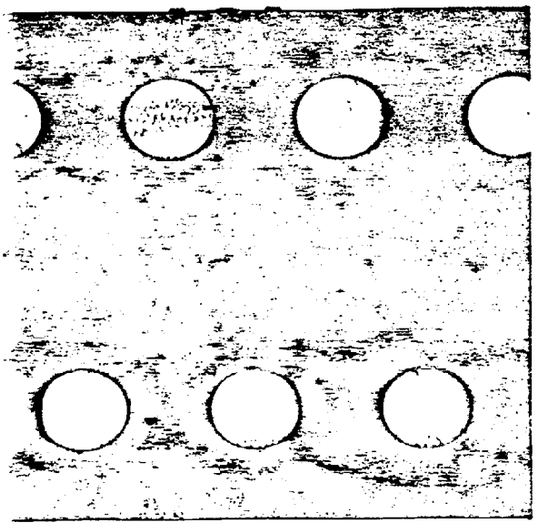
Affiant

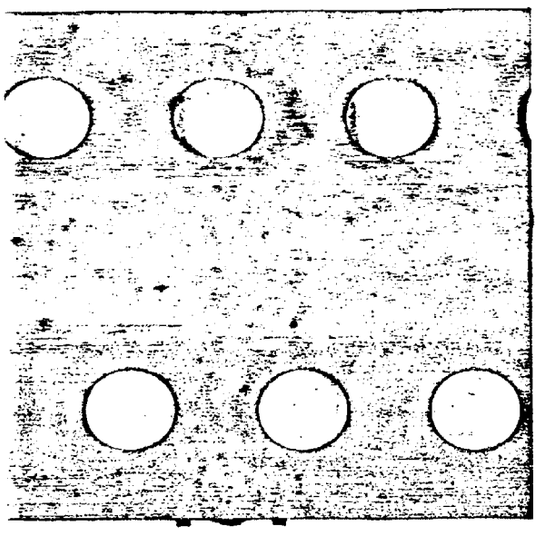
NOTARY PUBLIC AT LARGE STATE OF TN

Sworn to and subscribed before me
this 16th day of March, 1995

Notary Public

My Commission Expires: July 27, 1996





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

RECEIVED OF _____

FOR _____

BOOK 9620 PG 245

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
459000.00
CON TX 1693.30
PRFEE 1.00
WDEED 8.00
TOTAL 1707.30
CHECK 1707.30
03/16/95 01 11:44 2001 3967

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42474
IDENTIF. # REFERENCE

95 MAR 16 AM 11:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 890455