BOOK [illegible] PG [illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March 19 95

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Nov. 20, 1996 (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Channell (NAME)	Same as new owner (NAME)	PART OF
1702 Old Hickory Boulevard (ADDRESS)	(ADDRESS)	158-054.00
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FH 02560

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, Eleanor L. Willis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Channell and wife, Susan Channell and Juliette Channell, unmarried as tenants in common

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 a parcel of land located in the City of Forest Hills, Metropolitan Nashville-Davidson County, Tennessee, a portion of the Eleanor L. Willis property as recorded in Deed Book 9384, page 904, bounded on the north and east by Tract One, south by Old Hickory Boulevard, west by Hillsboro Park Subdivision, being more particularly described as follows:

BEGINNING at an iron rod on the northerly right of way of Old Hickory Boulevard at the southwest corner of the Willis property and the southeast corner of Lot 536 of Hillsboro Park, Section 13, as recorded in plat book 4175, page 20; thence, along the easterly line of Hillsboro Park N 02 degrees 46' E, 527.00 feet to an iron rod; thence, along new division lines severing the Willis property S 84 degrees 52' E, 413.32 feet to an iron rod; S 02 degrees 35' W, 527.00 feet to an iron rod on the northerly right of way of Old Hickory Boulevard; thence, along said right of way N 84 degrees 52' W, 415.00 feet to the beginning, containing 5.00 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 S. Public Square, Centerville, Tennessee, dated 1-11-95.

Being part of the same property conveyed to William R. Willis, Jr. and wife, Eleanor Willis by deeds of record in Book 4501, page 54, Book 4598, page 270 and Book 4601, page 351, Register's Office, Davidson County, Tennessee. The said William R. Willis, Jr. has since quitclaimed his interest in the above described property to the said Eleanor L. Willis by deed of record in Book 9384, page 904, said Register's Office.

Eleanor L. Willis and Eleanor Willis being one and the same person.

unimproved ( )
This is improved (X) property, known as 1702 Old Hickory Boulevard, Brentwood, Tennessee 37027
(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 15th day of March 19 95

Eleanor L. Willis

Eleanor L. Willis

BOOK 9620 PG 688

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 Eleanor L. Willis, unmarried.

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 ~~Nashville~~ Nashville, Tennessee, this 15th day of March 19 95.

Commission expires _____

STEVEN G. WATKINS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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_____.

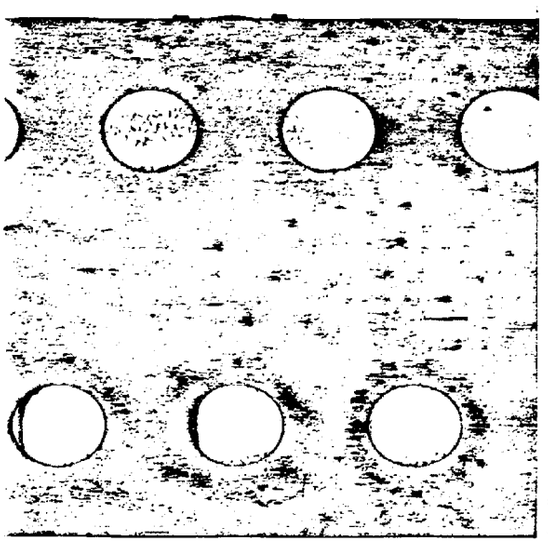
My commission expires _____

Notary Public

95 MAR 17 AM 9:27
PELLA A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
42608

1009 03/17 0101 03CHECK
1100.50



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

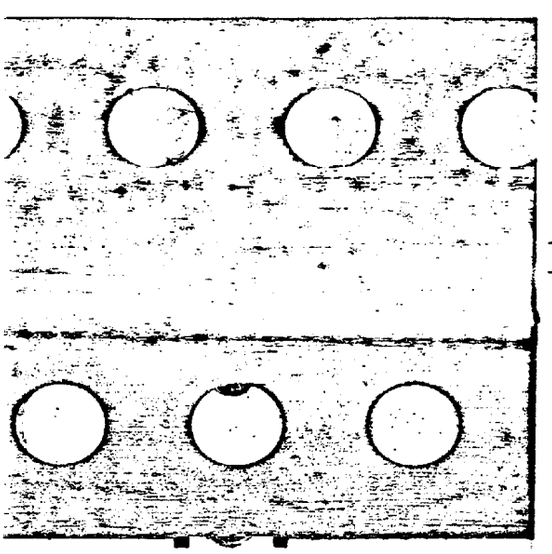
RECEIVED OF _____

FOR _____

BOOK 9620 PG 689

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
295000.00
CON TX 1091.50
PRFEE 1.00
WDEED 8.00
TOTAL 1100.50
CHECK 1100.50

03/17/95 01 09:28 0001 1009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42608
IDENTIF. & REFERENCE

95 MAR 17 AM 9:27

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 890593