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: (kd) Title No: 36234
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles Michael Stein Lorraine Burger 3409 Woodhaven Road Nashville, Tennessee 37204	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 118-10-147

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 **Theodore W. Madsen and spouse, Susie L. Madsen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Michael Stein and spouse, Lorraine Burger,** 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. 62 on the plan of Pleasant Valley, of record in Book 1424, page 63, Register's Office for said County.

SAID Lot No. 62 fronts 75 feet on the westerly margin of Woodhaven Road and extends back between parallel line 150 feet to a dead line in the rear.

BEING the same property conveyed to Theodore W. Madsen et ux, Susie L. Madsen by deed from Samir A. Saleh et ux, Audrey L. Saleh of record in Book 6041, page 743, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

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: 3409 Woodhaven Road, Nashville, Tennessee 37204

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 28th day of March, 1995.

Theodore W. Madsen **Susie L. Madsen**

State of Tennessee
County of Davidson

On this 28th day of March, 1995, before me the undersigned authority, personally appeared **Theodore W. Madsen** and **Susie L. Madsen**, 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: PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

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: $ 132000.00

Affiant

Sworn and subscribed before me on the 28th day of March, 1995.

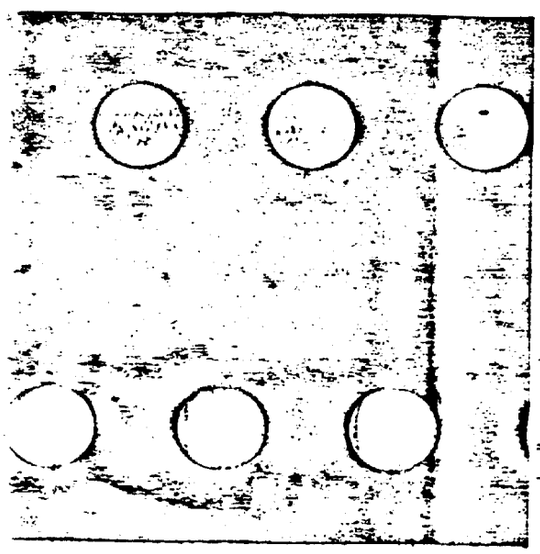
Notary Public

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

95 MAR 29 AM 9:44
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

46080
IDENTIF. & REFERENCE

4863 03/29 0101 03CHECK 497.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

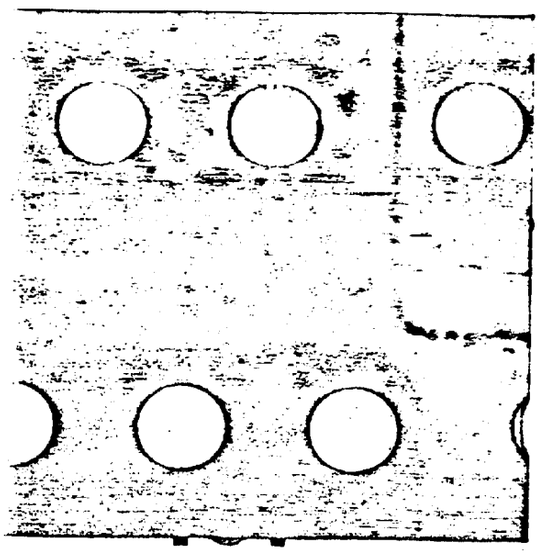
RECEIVED OF _____

FOR _____

BOOK 9629 PG 990

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 132000.00

CON TX 488.40

PRFEE 1.00

~~WDEED 8.00~~

~~TOTAL 497.40~~

CHECK 497.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/95 01 09:45 0001 4863

46080

IDENTIF. & REFERENCE

95 MAR 29 AM 9:44

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 894411