FILE BOX 45

BOOK 9630PG363

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF March 19 95

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Wagner (NAME)	L. Edith Bush (NAME)	MAP 75-8
640 Frankfort Drive (ADDRESS)	351 Wimpole Drive (ADDRESS)	PARCEL 126
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, Edith Bush, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Wagner, 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 Lot No. 482, on the plan of Tulip Grove, Section Eight, of record in Plat Book 4660, Page 56, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to R. Erwin Bush and wife, Edith L. Bush by deed from Sandra T. Clifft, of record in Book 7602, Page 493, Register's Office for said County. The said R. Erwin Bush now being deceased.

This conveyance is subject to Restrictive Covenants of record in Book 4750, Page 845, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by R. Erwin Bush and wife, Edith L. Bush to David R. Wilson, Trustee, for Dominion Bancshares Mortgage Corporation, securing the original principal amount of $ 27,500.00, dated July 18, 1988 and filed for record on July 19, 1988, in Book 7602, Page 496, Register's Office said County.

46256 IDENTIF. ↑ REFERENCE

95 MAR 29 PM 1:44 FELIX ... REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 640 Frankfort Drive, Hermitage, TN 37076
(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 27th day of March 19 95

Edith L. Bush
Edith Bush

BOOK 9630PG364

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 Edith Bush, a widow

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, Tennessee, this 27th day of March, 1995.

Commission expires May 24, 1997

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 _____.

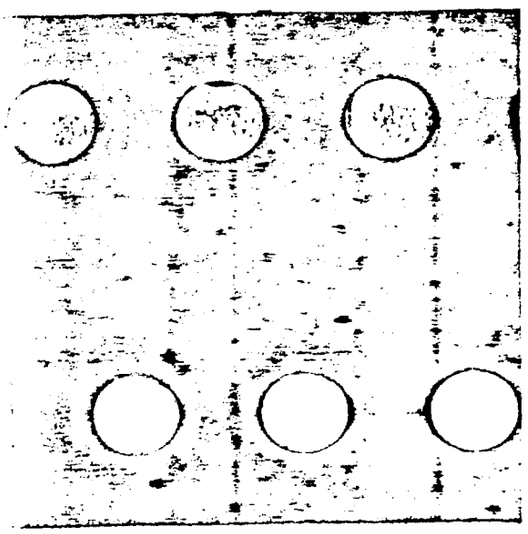
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

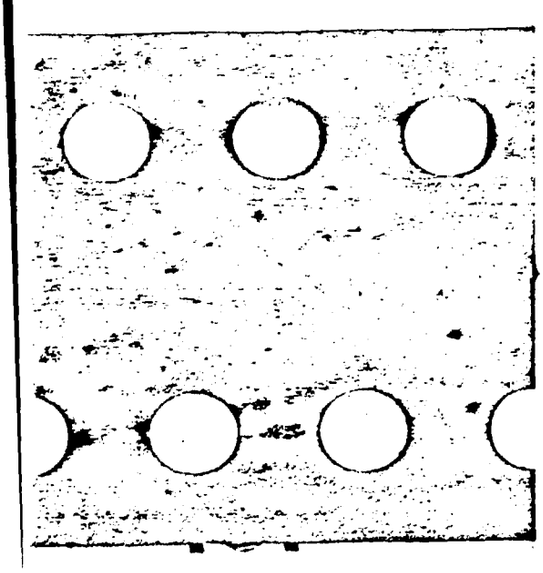
My commission expires _____

_____
Notary Public

5052 03/29 0101 03CHECK

229.15





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

RECEIVED OF _____

FOR _____

BOOK 9630 PG 365

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	59500.00
CON TX	220.15
PRFEE	1.00
WDEED	8.00
TOTAL	229.15
CHECK	229.15

03/29/95 01 13:46 0001 5052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 46256

95 MAR 29 PM 1:44

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

No. 894599