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

9636:377

W & I Ref: (cmw) Title No: 36248
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara C. Hendrix 101 Lexington Court Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-01-J-22 07DA 92776

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 **Wilhelm L. Schrauben and spouse, Grace Schrauben,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara C. Hendrix,** 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. 22 on the plan of Lexington Green, Phase 2, of record in Book 6900, page 798, said Register's Office.

SAID Lot No. 22, which is a corner lot fronts 47.04 feet on the easterly margin of Wallace Road and fronts 157.70 feet on the northerly margin of Lexington Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 98.22 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Wilhelm L. Schrauben and wife, Grace Schrauben, by deed from Rochford Realty and Construction Co., Inc., of record in Book 8126, page 194, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7700, Page 476, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is improved property, known as: 101 Lexington Court, Nashville, TN 37215

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. 9636:373

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 31st day of March, 1995.

Wilhelm L. Schrauben **Grace Schrauben**

State of Tennessee
County of Davidson

On this 31st day of March, 1995, before me the undersigned authority, personally appeared **Wilhelm L. Schrauben** and **Grace Schrauben**, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 285000.00

Barbara C. Hendrix
Affiant

Sworn and subscribed before me on the 31st day of March, 1995.

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

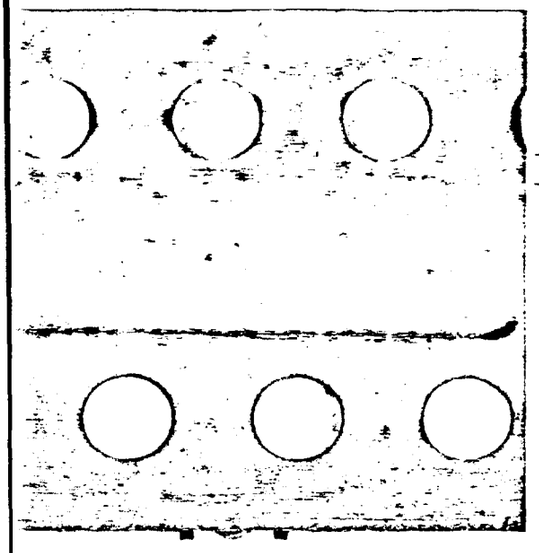
Notary Public

IDENTIFICATION REFERENCE

95 APR -4 AM 11:12

RECEIVED FOR RECORD 1063.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9636 PG 373

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
285000.00
DEN TX 1054.50
PRFEE 1.00
WDEED 8.00
TOTAL 1063.50
CHECK 1063.50

04/04/95 01 11:11 0001 7280

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48278

IDENTIFICATION REFERENCE

95 APR -4 AM 11:12

REGISTER
DAVIDSON CO. TN.

No. 896807