BOOK 9656PG 26

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Arlin L. McRae, et ux 737 Benton Ave Nashville, Tn. 37204	Same as New Owner	Map 41-7 Parcel 91 Field Book 10D 35000

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, LORINDA A. GAMBILL and CHERYL W. PICKNEY, individually and as Co-Administratrices, C.T.A., of the Estate of Mary J. Wells, deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto ARLIN L. McRAE and wife, NORMA JEAN McRAE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 23 on the Plan of Bell Valley Subdivision as of record in Book 3500, page 45, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 23 fronts 120.3 feet on the south side of Marydale Drive and extends back between lines 146.9 feet on the east line and 144.8 feet on the south line to a dead line in the rear measuring 109.7 feet thereon.
>
> BEING the same property conveyed to Mary J. Wells by deed from Clark H. Wells of record in Book 7440, page 166, Register's Office for Davidson County, Tennessee. And, the said Mary J. Wells died on January 27, 1995, at which time under the terms and provisions of her Last Will and Testament the hereinabove property became vested in Lorinda L. (Wells) Alexander a/k/a Lorinda A. Gambill and Cheryl J. Wells a/k/a Cheryl W. Pickney, heirs-at-law and the only devisees under the said Last Will and Testament of Mary J. Wells.
>
> Lorinda L. (Wells) Alexander and Lorinda A. Gambill is one and the same person. Cheryl J. Wells and Cheryl W. Pickney is one and the same person.
>
> By their signatures hereto, Lorinda A. Gambill and Cheryl W. Pickney, individually and as Co-Administratrices, C.T.A of the Estate of Mary J. Wells, represent and warrant that the Estate of Mary J. Wells remains open, but that there is sufficient monies within the said estate to pay any and all debts and obligations owing by the said Mary J. Wells during her lifetime or by reason of her death.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 3783 Marydale Drive, Nashville, TN 37207.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1995, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to restrictive covenants contained in an instrument of record in Book 3576, page 614, said Register's Office.

3. Subject to any and all matters as they may appear on the Plan of record in Book 3500, page 45, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 25th day of April, 1995.

"GRANTORS"

Lorinda A. Gambill
LORINDA A. GAMBILL, individually and as Co-Administratrix, C.T.A. of the estate of Mary J. Wells, deceased

Cheryl W. Pickney
CHERYL W. PICKNEY, individually and as Co-Administratrix, C.T.A. of the estate of Mary J. Wells, deceased

"GRANTEES"

Arlin L McRae
ARLIN L. McRAE

Norma Jean McRae
NORMA JEAN McRAE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORINDA A. GAMBILL, CHERYL W. PICKNEY, ARLIN L. McRAE and wife, NORMA JEAN McRAE, 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, at office, this the 25th day of April, 1995.

Patsy C. Carlson
NOTARY PUBLIC

My Commission Expires: 12/6/97

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Arlin L McRae
Affiant

Sworn to and subscribed before me, this the 25th day of April, 1995.

Patsy C. Carlson
NOTARY PUBLIC

My Commission Expires: 12/6/97

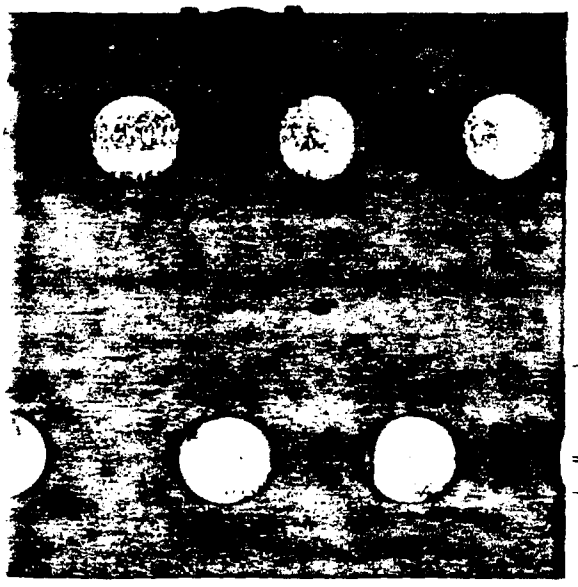
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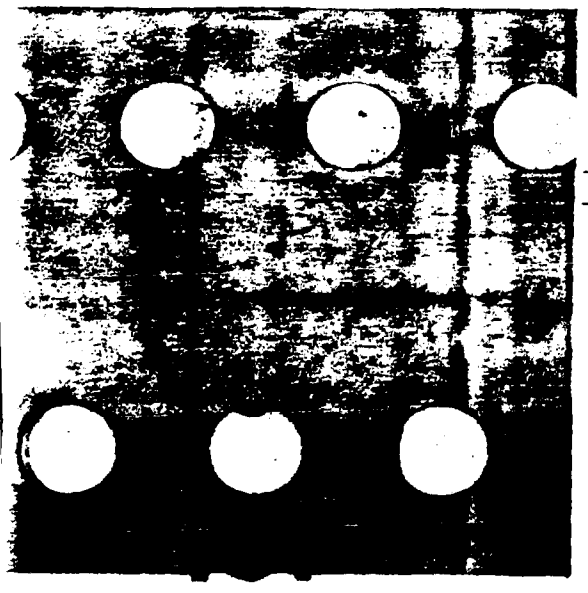
IDENTIF. & REFERENCE

95 APR 27 AM 9:25

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4201 04/27 1101 03CHECK 323.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50
04/27/95 01 09:26 0001 4901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55215
IDENTIF. ↑ REFERENCE

95 APR 27 AM 9:25
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 904343