Box 17

WARRANTY DEED

BOOK 9690 PG 597

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 95

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 4/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daren J. Gares (NAME)	Chase Manhattan Mortgage Corp. (NAME)	MAP 161-10
5456 Village Way (ADDRESS)	P.O. Box 4025 (ADDRESS)	GROUP A
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	PARCEL 14

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, Ransom W. Martin and wife, Karen C. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daren J. Gares and wife, Charlotte A. Gares

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. 33 on the Plan of the Villages of Brentwood, Phase 1, of record in Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ransom W. Martin and wife, Karen C. Martin by deed from Howell & Sons Construction Co. of record in Book 6962, page 180, Register's Office for Davidson County, TN.

Subject to declaration of covenants, conditions and restrictions of record in Book 6143, page 11, amended in Book 6398, page 495, amended in Book 6852, page 497, amended in Book 7207, page 251, and Book 8507, page 831, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1995 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

0066720

IDENTIF. & REFERENCE

95 JUN -5 AM 9:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 5456 Village Way, Nashville, TN 37211
(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 our hand s this 31st day of May 19 95

Ransom W. Martin

Karen C. Martin

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 Ransom W. Martin and wife, Karen C. Martin

the bargainor s, 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 and official seal at Nashville, Tennessee, this 31st day of May 19 95.

Commission expires 11/22/97

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
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 _____.

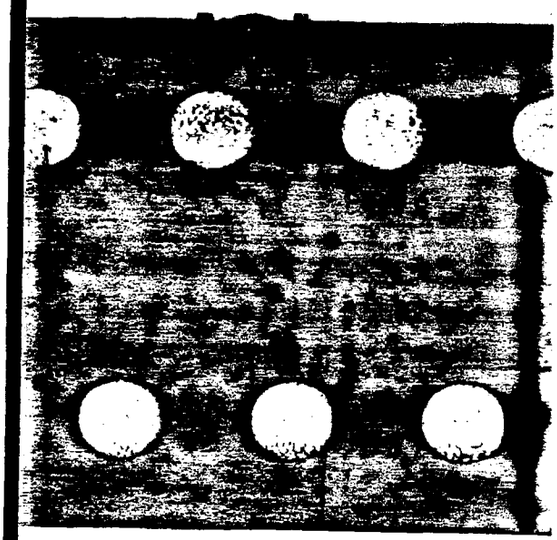
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

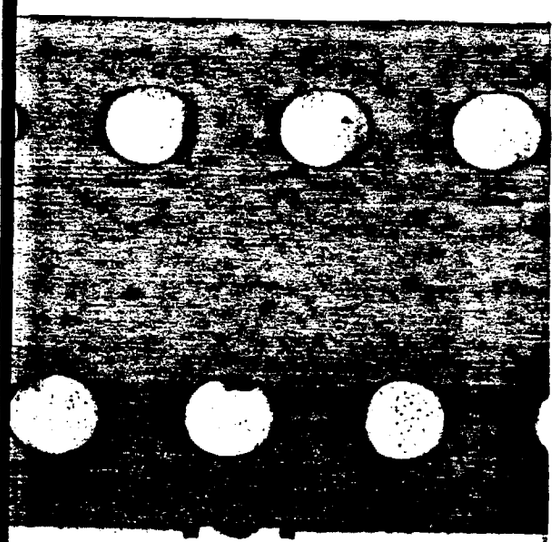
My commission expires _____

_____
Notary Public

7532 06/05 0101 03CHECK 350.33

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





RECEIVED OF _____

FOR _____

BOOK 9690 PG 599

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 92250.00
CON TX 341.33
PRFEE 1.00
WDEED 8.00
TOTAL 350.33
CHECK 350.33

06/05/95 01 09:45 0001 7532

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066720
IDENTIF. ↑ REFERENCE

95 JUN -5 AM 9:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.916827