BOOK 9710 PG 54

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Tezozomoc Alcantar
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JUNE, 1995.

Notary Public

(AFFIX SEAL)

95 JUN 23 AM 8:30
FELIX P. DUCK, CLERK & REGISTER
DAVIDSON COUNTY, TN.

00072644
IDENTIF. & REFERENCE

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Tezozomoc Alcantor 112 Vandiver Drive Madison, TN 37115	SAME AS NEW OWNER	42-12-63

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 which is hereby acknowledged,

I, **RUBY E. SCHLENKER, a single person**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **TEZOZOMOC ALCANTAR, a single man**, (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 11, on the Plan of Vandiver's Subdivision of the East part of Lot No. 9 on the Anderson Estates, not of record, described as follows:
BEGINNING on the easterly margin of Vandiver Drive at a point 550 feet north of the northerly margin of Old Hickory Boulevard, being the corner of Lots Nos. 10 and 11; thence with said Drive, northwardly 50 feet to the corner of Lots 11 and 12; thence with the line between said two lots, eastwardly 228.2 feet to a low water mark of Cumberland River; thence with said low water mark, southwardly 50.1 feet to the corner of Lots No. 10 and 11; thence with the line between said two lots, westwardly 235.3 feet to the beginning.
Being the same property conveyed to Ruby E. Schlenker, by deed from A. L. Blaylock and wife, Laura Bess Blaylock, of record in Book 6559, page 39, and by quitclaim deed from Donald W. Schlenker of record in Book 8922, page 924, Register's Office, Davidson County, Tennessee.

This is improved property known as 112 Vandiver Drive, Madison, Tn 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 21ST day of June, 1995.

Ruby E. Schlenker
RUBY E. SCHLENKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

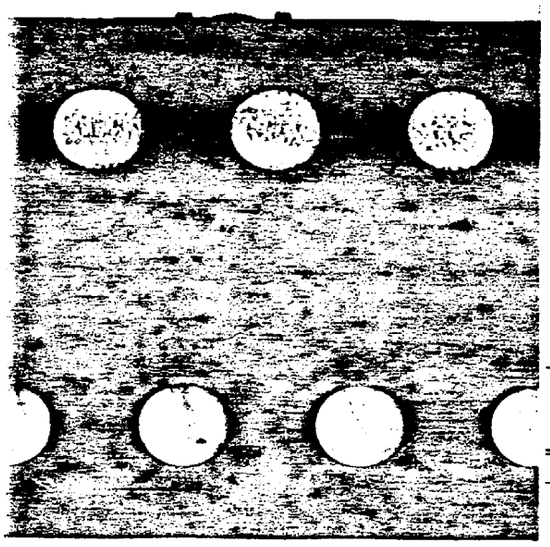
Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Ruby E. Schlenker, a single person, the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 21 day of June, 1995.

Dianne M. Catlett
NOTARY PUBLIC

My Commission Expires: 4/21/96

4099 06/23 0101 03CHECK 120.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

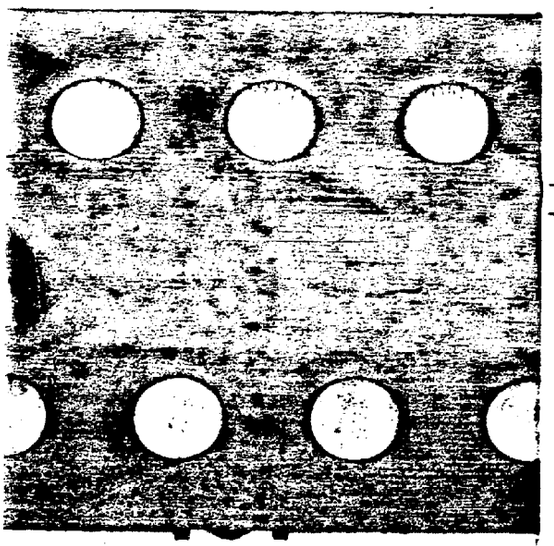
RECEIVED OF _____

FOR _____

BOOK 9710 PG 56

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 30000.00
CON TX 111.00
PRFEE 1.00
[illegible] 8.00
TOTAL 120.00
CHECK 120.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/23/95 01 08:30 0001 4099

0072644
IDENTIF. ↑ REFERENCE

95 JUN 23 AM 8:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 923304