BK 9718 PG 893

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 19 95

Notary Public

MY COMMISSION EXPIRES July 27, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC DAVIDSON COUNTY AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO	PARCEL NUMBERS
Michael E. Douglas (NAME)	Boatmen's National Mortgage (NAME)	29
4100 Bernard Road (ADDRESS)	401 Knight Arnold Road (ADDRESS)	16
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (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, Keith F. Vandegrift and wife, Sandra K. Vandegrift

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Douglas and wife, Amy C. Douglas

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:

A tract of land in the 14th (formerly 24th) Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Eberlee Lands, not of record, described according to a survey made by John Setter, March 1946, as follows:

Beginning at the intersection of the center lines of Bernard and Knipfer Road; thence with the center of Knipfer Road, North 5 degrees East 417.8 feet; thence westerly 104.6 feet to the northeast corner of the property conveyed to Charles Arrington by deed from C.E. Arrington and wife, of record in Book 1578, page 349 and re-recorded in Book 1578, page 413, said Register's Office; thence with Charles Arrington's easterly line South 5 degrees West 417.8 feet to the center of Bernard Road; thence with the center of said Road easterly 104.6 feet to the beginning, containing one acres, more or less.

Being the same property conveyed to Keith F. Vandegrift and wife, Sandra K. Vandegrift by deed from G. M. Gaddy Jr, and wife, Lorene A. Gaddy of record in Book 8115, page 208, Register's Office for Davidson County, Tennessee.

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

This is unimproved ( ) improved (X) property, known as 4100 Bernard Road, Joelton, TN 37080
(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 29th day of June, 19 95

Keith F. Vandegrift

Sandra K. Vandegrift

BOOK 9718 PG 893

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 Keith F. Vandegrift and wife, Sandra K. Vandegrift

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 Brentwood, Tennessee, this 29th day of June, 1995.

Commission expires July 27, 1996

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 _____

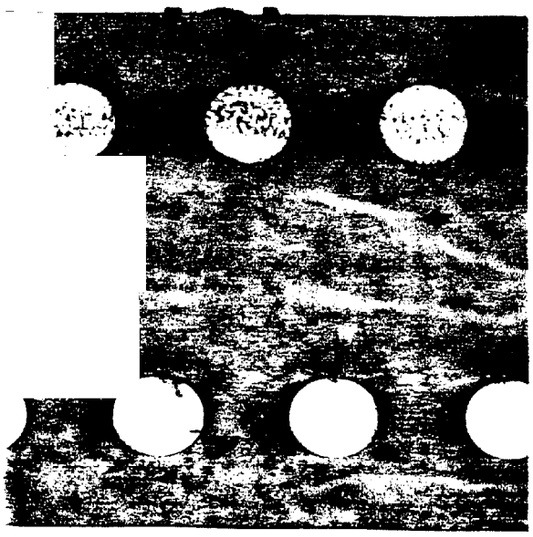
Notary Public

95 JUL -3 AM 9:05
FELIX E. ROBERTSON III REGISTER
DAVIDSON COUNTY, TN.

7082 07/03 2101 03CHECK 260.60

IDENTIF. # REFERENCE

0075360



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

RECEIVED OF _____

FOR _____

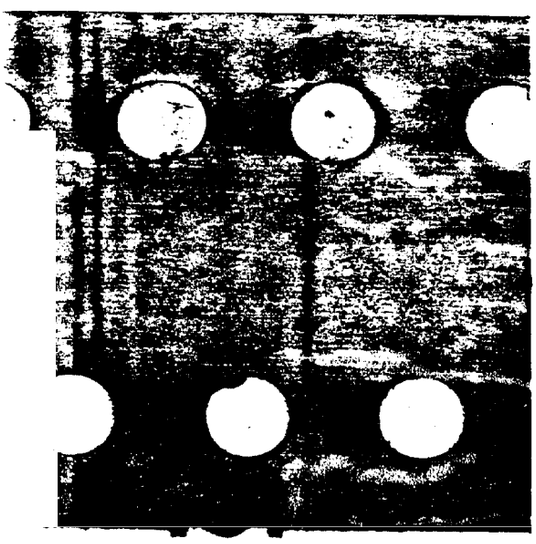
BOOK 9718 PG 897

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 68000.00
CON TX 251.60
PRFEE 1.00
WDEED 8.00
TOTAL 260.60
CHECK 260.60

07/03/95 01 09:07 0001 7082



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075360
IDENTIF. # REFERENCE

95 JUL -3 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926240