BOOK 9731 PG 507

Box 35

WARRANTY DEED

Box 35
File No: 00276579

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chester P. Sanders, Jr.,	Chemical Residential Mortgage	130-2
[NAME]	[NAME]	
409 Leake Avenue	P. O. Box 341650	Parcel 129
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37205	Columbus, OH 43234-1650	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of *Ten* and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Margaret H. McAlister, now known as Margaret McAlister Wiley and husband, David W. Wiley

have this day bargained and sold, and do hereby transfer and convey unto the said Chester P. Sanders, ~~xxxx~~.

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value which ever is greater, for this transfer is $ 375,000.00

Subscribed and sworn to before me, this the 14 day of July, 19 95.

Affiant

Notary Public

My Commission Expires:

[Affix Seal]

unimproved ( )
This is improved (X) property known as 409 Leake Avenue, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

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 covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out 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 number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of July, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Margaret H. McAlister Wiley
Margaret H. McAlister, now known as Margaret McAlister Wiley

David W. Wiley
David W. Wiley, Jr.

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State Margaret H. McAlister, now known as Margaret McAlister Wiley and husband, David W. Wiley

the within named 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 Davidson COUNTY, Tennessee, this _____ day of July, 19 95.

Notary Public

Commission expires 11-10-97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

95 JUL 17 AM 9:32

00079273

IDENTIFICATION REFERENCE

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

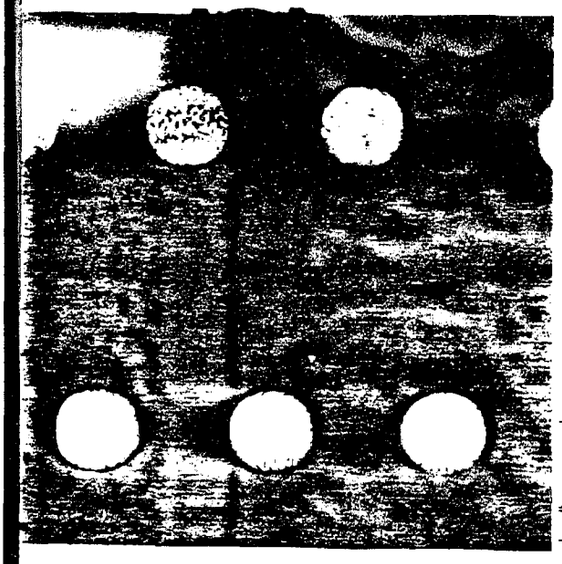
Exhibit "A"

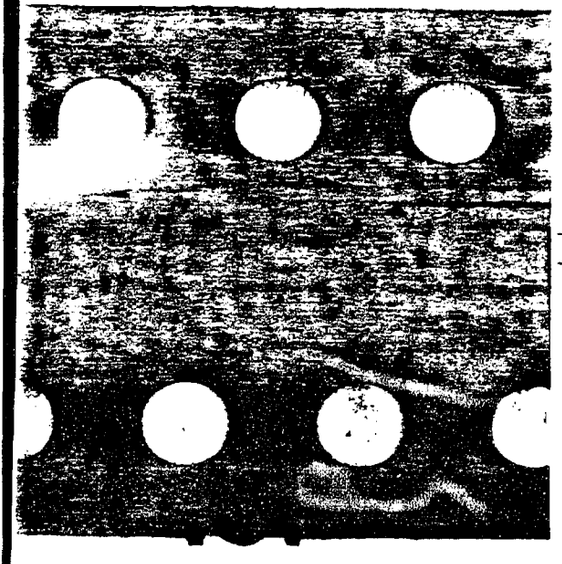
Land in Davidson County, Tennessee, being the rear or westerly 102-1/2 feet of Lots Nos. 14 and 15 on the Plan of a subdivision of Lots Nos. 19, 20 and 21 in Belle Meade Plan of Lots, as of record in Book 421, page 172, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Leake Avenue, at the corner of Lots Nos. 15 and 16; thence southerly, with the line between Lots Nos. 15 and 16 and the line between Lots Nos. 14 and 17 on said plan, 220 feet to the corner of Lots Nos. 13, 14, 17 and 18; thence with the line between Lots Nos. 13 and 14, easterly 102-1/2 feet to a point 192 feet westerly from the westerly margin of Belle Meade Boulevard; thence northerly 219-1/2 feet, more or less, to a point on the southerly margin of Leake Avenue, 190 feet westerly from the westerly margin of Belle Meade Boulevard; thence with the southerly margin of Leake Avenue, westerly 102-1/2 feet to the beginning.

Being the same property conveyed to Margaret H. McAlister and John D. McAlister, by deed from Nancy Hoffman Allen and husband, William T. Allen, III, of record in Book 5541, page 768, Register's Office for Davidson County, Tennessee, also being the same property conveyed to Margaret H. McAlister, by Quitclaim Deed from Muriel Robinson, Trustee, of record in Book 5850, page 731, in said Register's Office.

97 07 0101 03CHECK 1400.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9731 PG 510

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	
	375000.00
CON TX	1387.50
PRFEE	1.00
WDEED	12.00
TOTAL	1400.50
CHECK	1400.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/17/95 01 10:33 0001 1384

00079273

IDENTIF. ↑ REFERENCE

95 JUL 17 AM 9:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 930486