12-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Linda Runyon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF July 19 95

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 7/24/97 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Runyon (NAME)	Chemical Residential (NAME)	MAP-PARCEL NO.
909 Due West Avenue (ADDRESS)	155 Franklin Road (ADDRESS)	051-01-0 054.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN 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, John T. Lee and wife, Martha A. Lee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Runyon, a single person

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:

Land in Davidson County, Tennessee, being Lot 80 on the Map of Due West Valley Acres, not of record in the 11th Civil District of said County and described according to a copy of a survey thereof made by H. T. Swann, Jr., Surveyor, dated April 20, 1947, and according to a more recent survey thereof made by H. R. Swann, Jr., Surveyor, dated January 19, 1963, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue, at the corner of Lot Nos. 79 and 80; thence, with the line between said lots, southerly 500 feet to a point; thence, easterly 100 feet to a point at the corner of Lot Nos. 80 and 81; thence, with the line between said lots, northerly 500 feet to the south margin of Due West Avenue; thence, with the margin of same westerly 100 feet to the beginning.

BEING the same property conveyed to John T. Lee and wife, Martha A. Lee, by Deed from James H. Pendleton and wife, Martha A. Pendleton, of record in Book 4832, Page 533, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 909 Due West Ave. Madison, TN 37115
(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 27th day of July 19 95

John T. Lee
John T. Lee

Martha A. Lee
Martha A. Lee

BOOK 9744 PG 604

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 John T. Lee and wife, Martha A. Lee

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 27th day of July, 19 95.

Commission expires 7/24/97

Notary Public

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

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 _____ and _____ respectively of the _____, the within named bargainor, a 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 31 AM 9:48

REGISTER

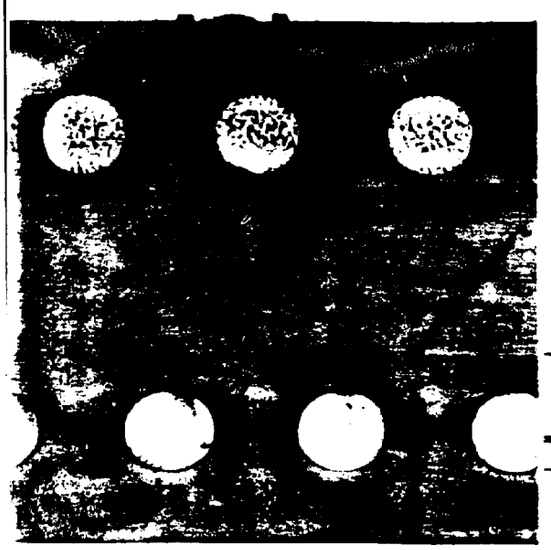
IDENTIFICATION REFERENCE

00083779

5278 07/31 0101 03CHECK

227.30

DCTN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

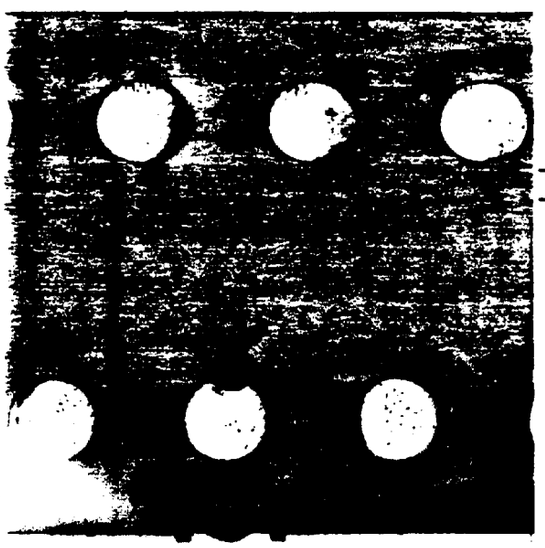
RECEIVED OF _____

FOR _____

BOOK 9744PG605

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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/31/95 01 09:50 0001 6278

0083779
IDENTIF. & REFERENCE

95 JUL 31 AM 9:48

REGISTER
DAVIDSON COUNTY, TN.

No.935326