This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Erlene Weems
801 Roseview Drive
Nashville, Tennessee 37206

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 84-1
PARCEL 88

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Nancy C. Morency devisee and Executrix of the Estate of Annie Mae Carter hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Erlene Weems, unmarried, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 68, on the Plan of Section I, Rose Estates, of record in Plat Book 3600, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Wallace Odice Carter and wife, Annie Mae Carter, by deed from Carl Batson and wife, Bettye Batson of record in Book 3824, Page 719, Register's Office for Davidson County, Tennessee. The said Wallace Odice Carter having predeceased Annie Mae Carter, who has since died. Property is vested in Nancy C. Morency, by Will of record in Will Book 197, Page 124, Probate Court for Davidson County, Tennessee. #95P-556.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 3600, Page 37, and restrictive covenants of record in Book 3676, Page 361, and as amended in Book 3707, Page 356, said Register's Office.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

The Executor joins herein for the purpose of warranting to the grantee that she shall defend this estate for all taxes and debts whatsoever.

This is improved property known as 801 Roseview Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Erlene Weems, unmarried, her heirs and assigns, forever; and I, Nancy C. Morency, devisee and Executrix of the Estate of Annie Mae Carter do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 18th day of August, 1995.

BOOK 9769 PG 204

Nancy C. Morency, Executor

Nancy C. Morency, individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nancy C. Morency the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of August, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Nancy C. Morency with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 18th day of August, 1995.

Notary Public

My Commission expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

AFFIANT

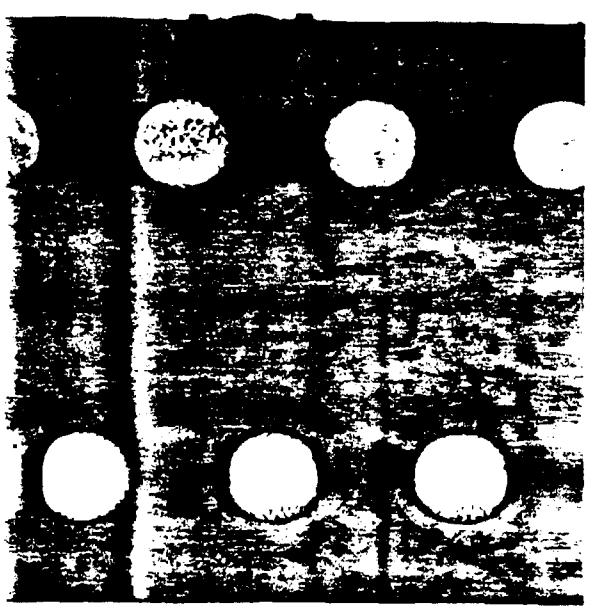
Subscribed and sworn to before me this 18th day of August, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

00091746
IDENTIF. & REFERENCE

95 AUG 22 AM 9:18
REGISTER
DAVIDSON COUNTY, TN.

223 08/22 1101 03CHECK 365.00



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

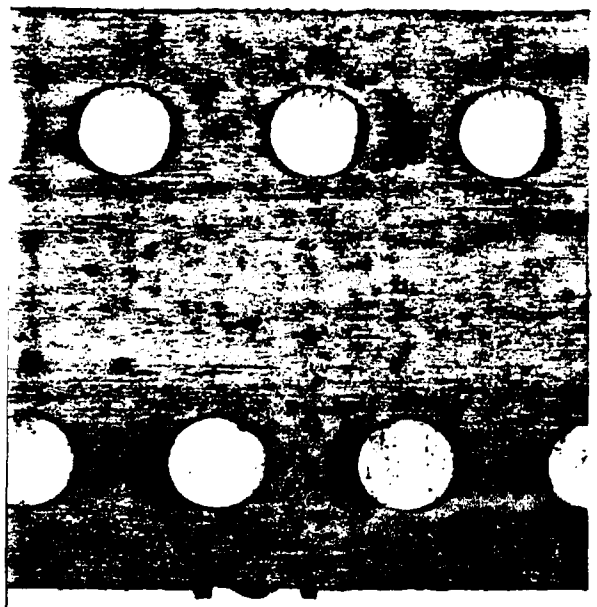
RECEIVED OF _____

FOR _____

BOOK 9769 PG 205

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 80000.00
CON TX 296.00
PRFEE 1.00
MDEED 8.00
TOTAL 305.00
CHECK 305.00
08/22/95 01 09:20 0001 4928

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091746
IDENTIF. ↑ REFERENCE

95 AUG 22 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 943885