ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Mark Wenner Lyndie Wenner Nashville, TN 37209	Southeastern Mortgage of Tennessee, Inc. 656 Marriott Drive Nashville, TN 37214	Map 116-160 Parcel 115.00

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Jane H. Baxendale, unmarried (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Mark Wenner and wife, Lyndie Wenner (The "Grantees"), Grantees's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for said County. Said Lot No. 36 fronts 100 feet on the easterly side of Sneed Avenue and runs back between lines, 202.6 feet on the northerly line and 203.2 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Albert H. Baxendale, Sr. and wife, Florence M. Baxendale by Warranty Deed from Clara H. Enzor of record in Book 4151, page 105, said Register's Office for Davidson County, Tennessee. Albert H. Baxendale, Sr. and wife, Florence M. Baxendale have since died and legal title is vested in Albert H. Baxendale, Jr. as the sole surviving heir of Albert H. Baxendale, Sr. and wife, Florence M. Baxendale. Albert H. Baxendale, Jr. died on June 25, 1995 and title has vested in Jane H. Baxendale as the sole surviving heir of Albert H. Baxendale, Jr.

Jane H. Baxendale is also known and is one in the same person as Loura Jane Herndon Baxendale.

The description is the same as was used in the last deed of record.

This property is commonly known as 4110 Sneed Road, Nashville, Tennessee 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $133,337.00.

Jane H. Baxendale
Affiant

Subscribed and sworn to before me this 31st day of August, 1995.

Herman A. Fuller
Notary Public

My Commission Expires 7-24-99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees's successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of August, 1995.

Jane H. Baxendale

Jane H. Baxendale

1022 09/06 0101 03CHECK 502.21

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 Jane H. Baxendale, bargainor, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 1995.

Herman A. Ruben

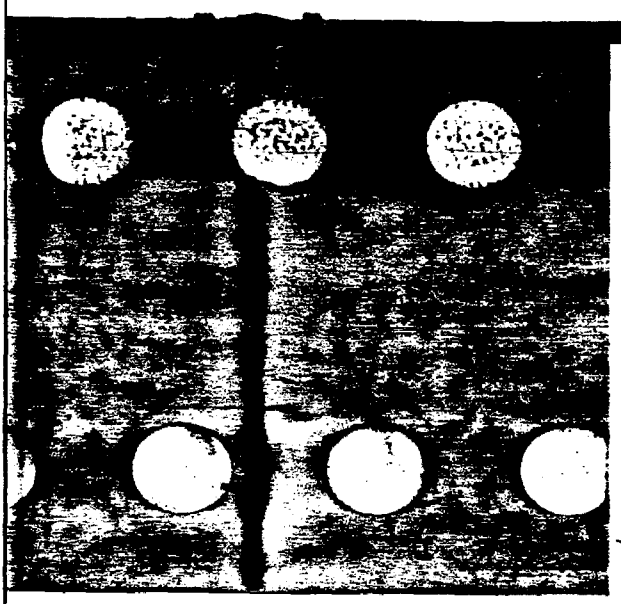
Notary Public

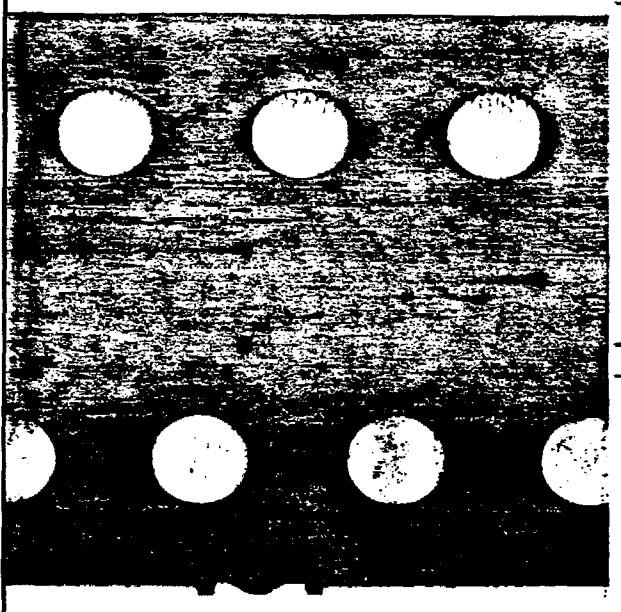
My Commission Expires: 7-24-99

HERMAN A. RUBEN NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

0097440
IDENTIF. & REFERENCE

95 SEP -6 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9786 PG 696

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 133337.00
CON TX 493.21
PRFEE 1.00
~~MRFEE 8.00~~
~~TOTAL 502.21~~
CHECK 502.21

09/06/95 01 15:30 0001 1022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0097440

95 SEP -6 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949919