FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September, 19 95

(Notary Public)

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln., Ste A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: and Mortgagee is:	MAP-PARCEL NUMBERS
William Dean etux Cathy Dean (NAME)	(Same) (NAME)	FH830 145-11-31
1200 McGrace Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (P. O. ZIP)	(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~~ I, Clara Nell Loiseau, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Dean, etux, Cathy Dean

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 No. 1 and amended in Book 4428, page 663, on the plan of Tanglewood Estates, as of record in Book 4175, page 81, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of McGrace Lane at the corner of lots No.s 1 and 2; thence with line between said two lots northerly 326.97 feet to a point; thence eastwardly 217.39 feet to the westerly margin of Granny White Pike; thence with said margin southerly 291.40 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 39.27 feet to the northerly margin of McGrace Lane; thence with said margin westerly 192.14 feet to the point of beginning, containing 1.60 acres, more or less.

Being the same property conveyed to John E. Loiseau and wife, Clara Nell Loiseau by Deed from Martin Construction Company of record in Book 4449, page 7, said Register's Office. John E. Loiseau conveyed all of his interest in subject property to Clara Nell Loiseau by Quitclaim Deed of record in Book 6003, page 93 said Register's Office.

This is unimproved ( ) improved (XXX) property, known as 1200 McGrace Lane, Nashville, Tennessee 37220
(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 my hand this 13th day of September, 19 95

Clara Nell Loiseau

Clara Nell Loiseau

BOOK 9797 PG 645

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county, Clara Nell Loiseau

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 she executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 13th day of September, 1995

NOTARY PUBLIC

My commission expires: 2-8-97

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Clara Nell Loiseau

TO

William Dean, etux

Cathy Dean

PATRICIA SPICER GARDEN
Attorney At Law
5034 Thoroughbred Lane
Brentwood, Tennessee 37027

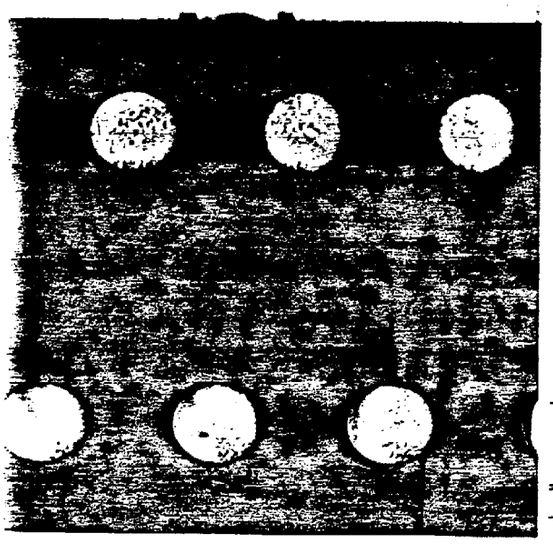
95 SEP 18 PM 2:41

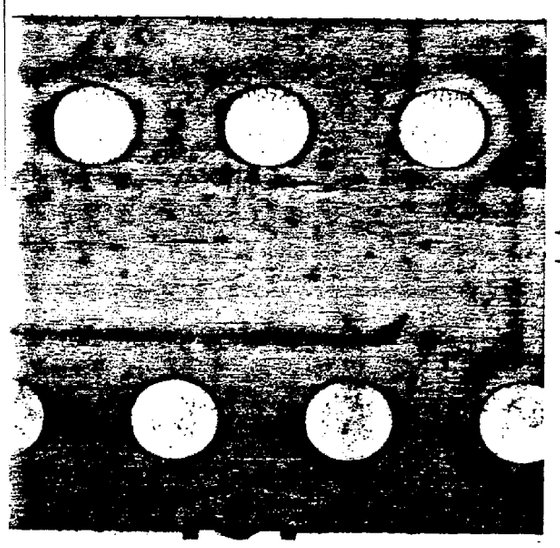
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0101276

IDENTIF. & REFERENCE

95 SEP 18 0818 0101 03CHECK 1118.43





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

RECEIVED OF _____

FOR _____

BOOK 9797 PG 646

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 299900.00
CON TX 1109.63
PRFEE 1.00
WDEED 8.00
TOTAL 1118.63
CHECK 1118.63
09/18/95 01 12:43 0001 5191

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01012 76
IDENTIF. ↑ REFERENCE

95 SEP 18 PM 12:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 954041