BOOK 9818PG 44

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 36652
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael D. Terry Timmey G. Terry 312 Queen Street Nashville, TN 37207	NationsBanc Mortgage Corporation P. O. Box 105076 Atlanta, GA 30348-5076

TAX MAP-PARCEL NUMBERS: 071-08-19 12DZ 05430 AND 071-08-18 12DZ 05435

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jerry W. Owen and spouse, Mary A. Owen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Terry and spouse, Timmey G. Terry,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 115 on the plan of J. B. Haynes Oriental Plan, of record in Book 161, page 26, Register's Office for said County.

SAID westerly 50 feet of Lot No. 115 fronts 50 feet on the southerly margin of Queen Street and extends back between parallel lines 140 feet to an alley.

TOGETHER with as an appurtenance thereto a permanent exclusive easement created by instrument of correction of warranty deed which is recorded of record in Book 9781, page 782, said Register's Office.

BEING part of the same property conveyed to Jerry W. Owen and Mary A. Owen by deed from James H. Moore and Dorothy A. Moore of record in Book 9484, page 342, Register's Office for Davidson County, Tennessee.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

This is improved property, known as: 312 Queen Street, Nashville, TN 37207

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of October, 1995.

Jerry W. Owen

Mary A. Owen

State of Tennessee
County of Davidson

On this 2nd day of October, 1995, before me the undersigned authority, personally appeared **Jerry W. Owen** and **Mary A. Owen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as their free and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 43470.00

Affiant

Sworn and subscribed before me on the 2nd day of October, 1995.

My Commission Expires: _____

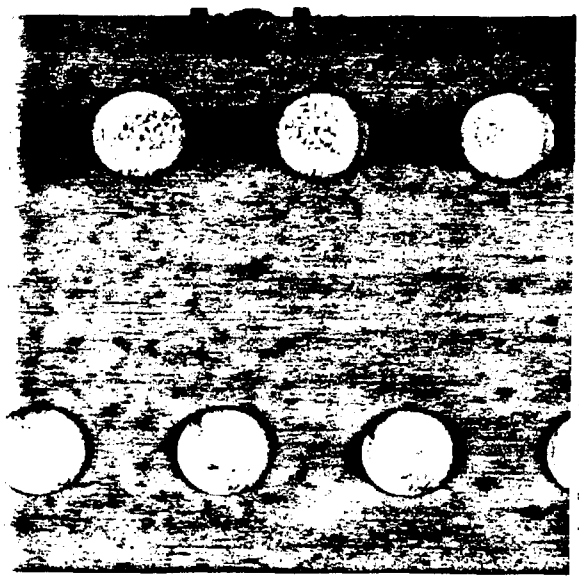
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

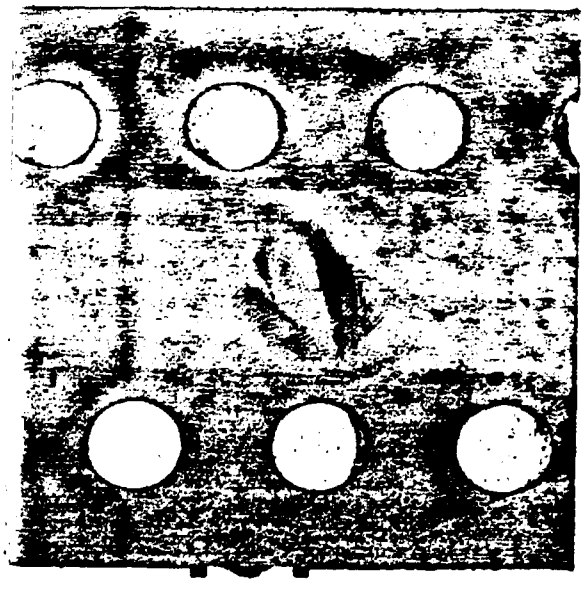
Notary Public

0108592
IDENTIF. & REFERENCE

95 OCT -4 [illegible]
DAVIDSON COUNTY, TN.

[illegible] 10/04 12:01 03CHECK 169.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 43470.00
CON TX 160.95
PRFEE 1.00
WDEED 8.00
TOTAL 169.95
CHECK 169.95

10/04/95 01 12:44 0001 2916

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0108592
IDENTIF. & REFERENCE

95 OCT -4 PM 12:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 961698