BOOK 9823 PG 563

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 36989
Dav. Co. File: Box 8

98 OCT 10 AM 8:23
DAVIDSON COUNTY, TN.

01110662

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wayne Morris 1603 Linden Avenue Nashville, Tennessee 37212	Chemical Residential Mortgage Corp. 100 Northchase Drive #110 Goodlettsville, Tennessee 37072

TAX MAP-PARCEL NUMBERS: 104-16-368

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 **Philip N. Elbert and and spouse, Kathi L. Padgett,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wayne Morris, unmarried,** 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 easterly 62 feet of Lot No. 56 on Belmont Land Co.'s Plan of Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID part of Lot No. 56 fronts 62 feet on the southerly margin of Linden Avenue and extends back between parrallel lines 188 feet to an alley.

BEING the same property conveyed to Philip N. Elbert and wife, Kathi L. Padgett by deed from Morgan N. Lowry and wife, Sandra M. Lowry of record in Book 6186, page 871, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Philip N. Elbert by Kathi L. Padgett as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 1603 Linden Avenue, Nashville, Tennessee 37212

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 29th day of September, 1995.

Philip N. Elbert
Philip N. Elbert, By: Kathi L. Padgett, Atty-In-Fact

Kathi L. Padgett
Kathi L. Padgett

State of Tennessee
County of Davidson

On this 29th day of September, 1995, before me the undersigned authority, personally appeared **Kathi L. Padgett**, 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 a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

Notary Public

State of Tennessee
County of Davidson

5133 10:10 0101 030CHECK 1011 63

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 269900.00

Affiant

Sworn and subscribed before me on the 29th day of September, 1995.

Notary Public

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/98

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 **Kathi L. Padgett**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Philip N. Elbert**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of September, 1995.

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

Notary Public

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: Philip N. Elbert and Kathi L. Padgett

TO: Wayne Morris

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Kathi L. Padgett

Kathi L. Padgett, Affiant

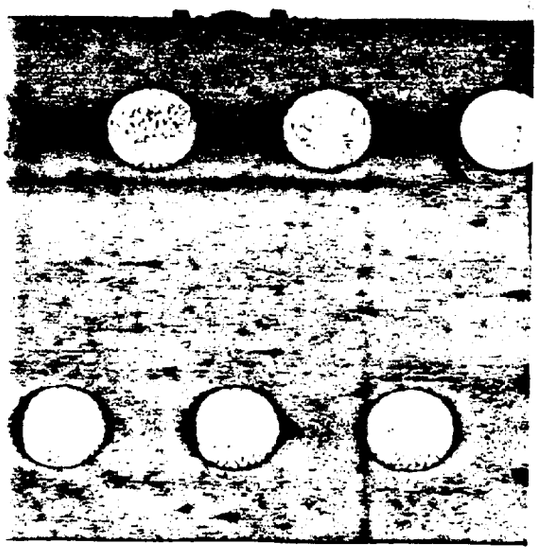
Sworn to and subscribed before me this

29th day of September, 1995.

Notary Public

My Commission Expires:_____

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



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

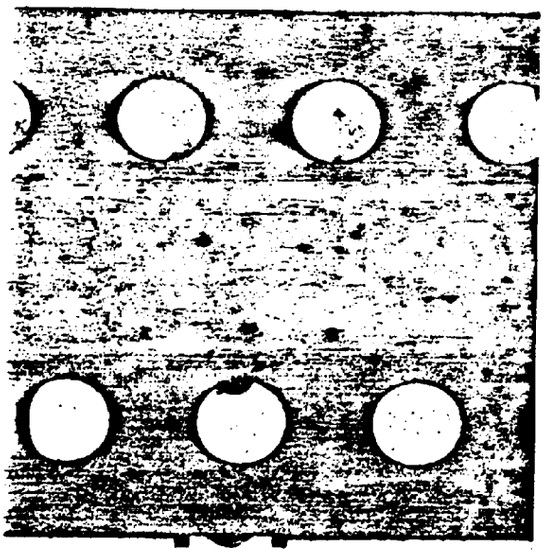
RECEIVED OF _____

FOR _____

BOOK 9823 PG 569

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 269900.00
CON TX 998.63
PRFEE 1.00
WDEED 12.00
TOTAL 1011.63
CHECK 1011.63

10/10/95 01 10:27 0001 5133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0110662
IDENTIF. # REFERENCE

95 OCT 10 AM 10:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 963895