59-B

BOOK 9838 PG 673

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***108,000.00.

Affiant

Subscribed and sworn to before me this 25 day of October, 1995.

Notary Public

My Commission Expires: 4-22-97

95 OCT 26 PM 12:02
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0116022

ADDRESS OF NEW OWNER
ADELE C. SIMONS
1520 Forrest Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO
SOUTHEASTERN
MORTGAGE OF
TENNESSEE, INC.
565 Marriott Drive #250
Nashville, TN 37214-5014

MAP & PARCEL NOS.
MAP 83-9
PARCEL 394

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHT THOUSAND AND 00/100 ($***108,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, WILLIAM ALLEN CHANDLER and wife, HAYES D. CHANDLER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ADELE C. SIMONS, 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. 23 and the easterly 20.0 feet of Lot No. 24 on the Plan of a subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 and part of Lot No. 24, which together form a corner lot, front together 62.1 feet on the southeasterly margin of Forrest Avenue and extends back between parallel lines 150.0 feet along North 16th Street (formerly Hickman Street) to a dead line in the rear along a 14.0 feet alley.

BEING the same property conveyed to William Allen Chandler and Hayes D. Chandler, as tenants by the entireties, by deed from C. Edward Qualls, II, unmarried, of record in Book 8327, page 982, Register's Office for Davidson County, Tennessee.

This is improved property known as 1520 Forrest, Nashville, Tennessee 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 GRANTEE, her heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Matters shown on the Plan of a subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25 day of October, 1995.

William Allen Chandler
WILLIAM ALLEN CHANDLER

Hayes D. Chandler
HAYES D. CHANDLER

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 WILLIAM ALLEN CHANDLER and HAYES D. CHANDLER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

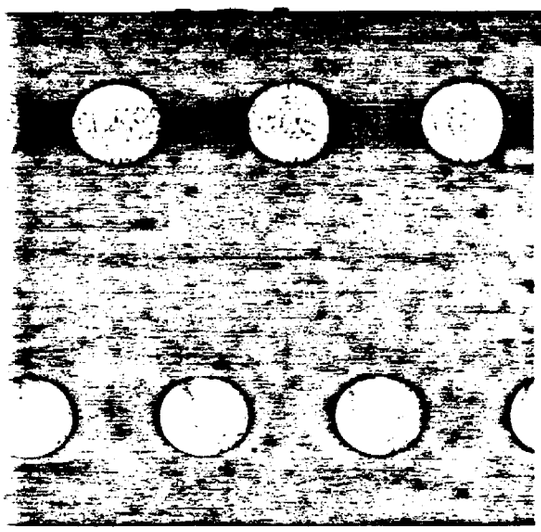
Witness my hand and official seal this 25 day of October, 1995.

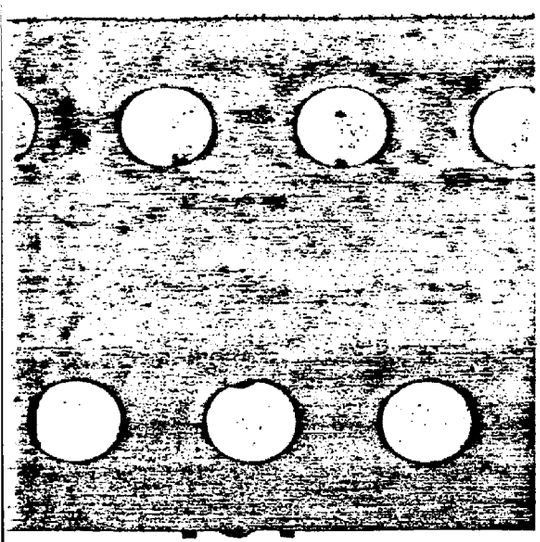
Notary Public

My Commission Expires:

11-22-97

1995 10/26 01:01 03CHECK 402.60





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

RECEIVED OF _____

FOR _____ BOOK 9838 PG 672

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
108000.00
CON TX 399.60
PRFEE 1.00
RECEIPT 9.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 408.60
CHECK 408.60
10/26/95 01 12:03 0001 0913

0116022
IDENTIFICATION REFERENCE

95 OCT 26 PM 12:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969584