PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX 1755
HENDERSONVILLE, TN 37077

Form 9934-TN198

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1996

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES October 7, 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Newman Brandon, III,	Nationsbanc Mortgage	83/7/105
(NAME) 719 Powers Avenue	(NAME) P.O. Box 35140	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37206	(STREET ADDRESS) Louisville, KY 40232	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. 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, Shawn David Cartwright, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Newman Brandon, III, Alfred F. James, and wife Mary Ann Brandon, as joint tenants with rights of survivorship with remainder to the survivor of survivor in fee.
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "A", Map of Tillman's Subdivision, Part one of Part of G.N. Tillman Home Tract, of record in Book 1130, Page 29, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to the within named Grantor by Deed of record in Book 9419, Page 933, Register's Office for Sumner County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

0146017
IDENTIF. # REFERENCE

96 FEB -1 AM 10:06
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3350 02/01 0101 03CHECK 268.00

This is improved X unimproved property, known as 719 Powers Avenue (House Number) (Street) Nashville, TN 37206 (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 our hand s this 31st day of January , 1996

Shawn David Cartwright,

STATE OF TENNESSEE
County of Sumner

BOOK 9934 PG 199

Personally appeared before me,
Shawn David Cartwright, unmarried
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January , 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

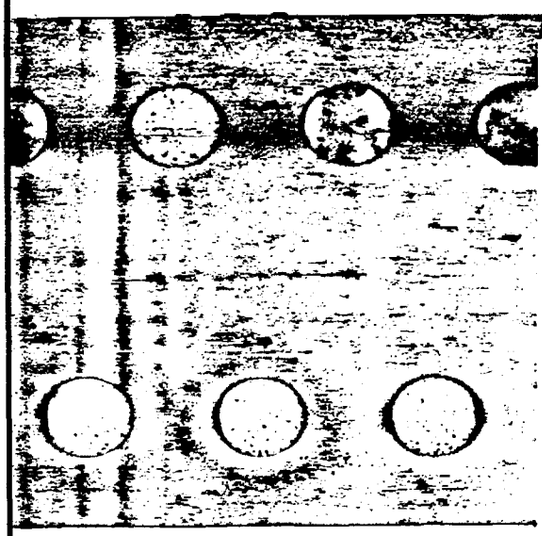
STATE OF TENNESSEE
County of
Personally appeared before me,

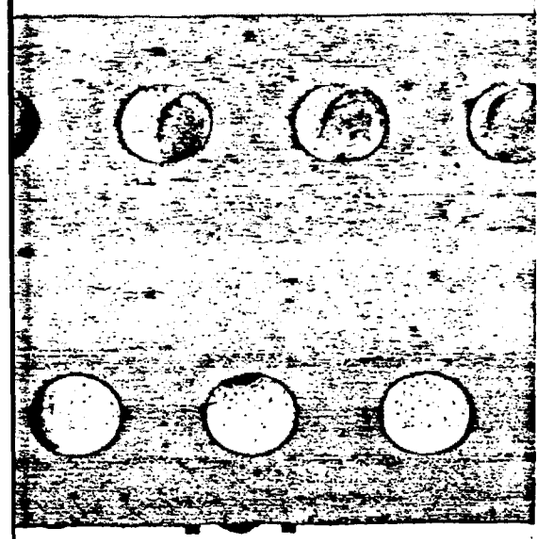
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this day of 19

Commission expires

Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9934 PG 200

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

02/01/96 01 10:07 0001 3350

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146017
IDENTIF. ↑ REFERENCE

96 FEB -1 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001592