BOOK 9934 PG 668

96 FEB -1 AM 11:21

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0146133

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: (kd) Title No: 37342
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Radney M. Foster Cyndi L. Hoelzle 3409 Benham Avenue Nashville, Tennessee 37215	NationsBanc Mortgage Corporation P. O. Box 353 Louisville, KY 40201-0358

TAX MAP-PARCEL NUMBERS: 117-07-82

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 **Russell H. Nunnally and spouse, Lori Munkeboe,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Radney M. Foster and Cyndi L. Hoelzle, as joint tenants with right of survivorship,** 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 southerly one-half of Lot 189, north part of Noel's Subdivision of Watkins Grove of record in Book 547, page 146, said Register's Office, and being further described according to a survey made by John Kohl & Company, dated January 2, 1987, as follows:

SAID part of lot fronts 100 feet on the westerly side of Benham Avenue (and/or also known as Benham Street) and runs back between parallel lines 200 feet to a dead line.

BEING the same property conveyed to Russell H. Nunnally and wife, Lori Munkeboe by deed from Joe W. Ellen and wife, Susan C. Ellen of record in Book 8477, page 242, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This is improved property, known as: 3409 Benham Avenue, Nashville, Tennessee 37215

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 31st day of January, 1996.

Russell H. Nunnally

Lori J. Munkeboe

Russell H. Nunnally **Lori Munkeboe**

State of Tennessee
County of Davidson

On this 31st day of January, 1996, before me the undersigned authority, personally appeared **Russell H. Nunnally** and **Lori Munkeboe**, 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: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

3467 02/01 0101 03CHECK 662.05

A F F I D A V I T

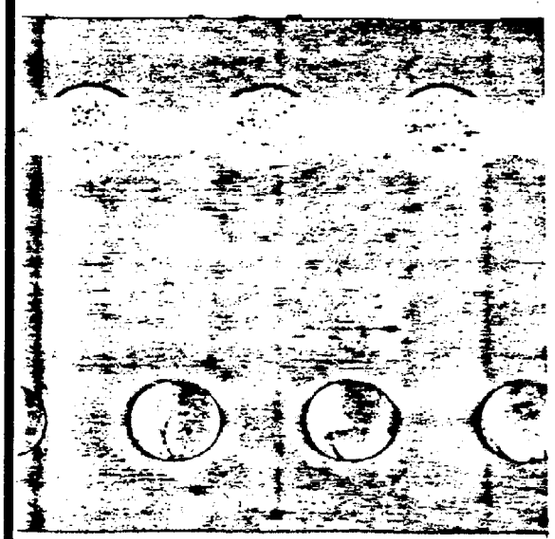
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 176540.00

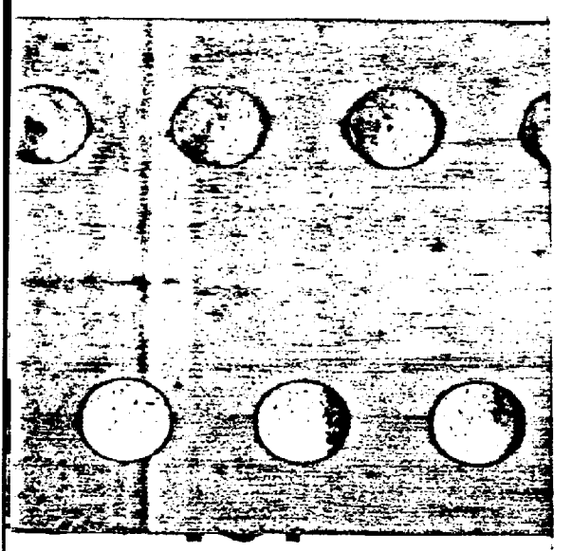
Affiant

Sworn and subscribed before me on the 31st day of January, 1996.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96





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

RECEIVED OF _____

FOR _____

BOOK 9934 PG 670

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 176540.00
CON TX 653.05
PRFEE 1.00
WDEED 8.00
TOTAL 662.05
CHECK 662.05

02/01/96 01 11:23 0001 3467

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146133
IDENTIF. # REFERENCE

96 FEB -1 AM 11:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001709