0147681

IDENTIF. & REFERENCE

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

96 FEB -6 AM 10:20

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (kd) Title No: 37293
Dav. Co. File: Box 8

BOOK 9939 PG 448

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald C. Lee Jeannie Crawford-Lee 4731 Benton Smith Road Nashville, Tennessee 37215	Chemical Residential Mortgage Corporation 400 Perimeter Ctr Terr, Ste 755 Atlanta, GA 30346

TAX MAP-PARCEL NUMBERS: 131-14-61

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 **Arch L. MacNair and spouse, Elizabeth Ford MacNair,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald C. Lee and spouse, Jeannie Crawford-Lee,** 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 Lot No. 335 on the plan of Seven Hills, Section VIII of record in Book 3300, page 14, Register's Office for said County.

SAID Lot No. 335 fronts 199 feet on the northerly margin of Benton Smith Road and extends back 226.6 feet on the easterly line and 224.7 feet on the westerly line to a dead line in the rear, measuring 199.1 feet thereon.

BEING the same property conveyed to Arch L. MacNair and wife, Elizabeth Ford MacNair by deed from E. N. Baklanoff and wife, Christina Baklanoff of record in Book 3896, page 624, 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 conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 4731 Benton Smith Road, 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 26th day of January, 1996.

Arch L. MacNair

Elizabeth Ford MacNair

Arch L. MacNair **Elizabeth Ford MacNair**

State of Tennessee
County of Davidson

On this 26th day of January, 1996, before me the undersigned authority, personally appeared **Arch L. MacNair** and **Elizabeth Ford MacNair**, 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

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: $ 193000.00

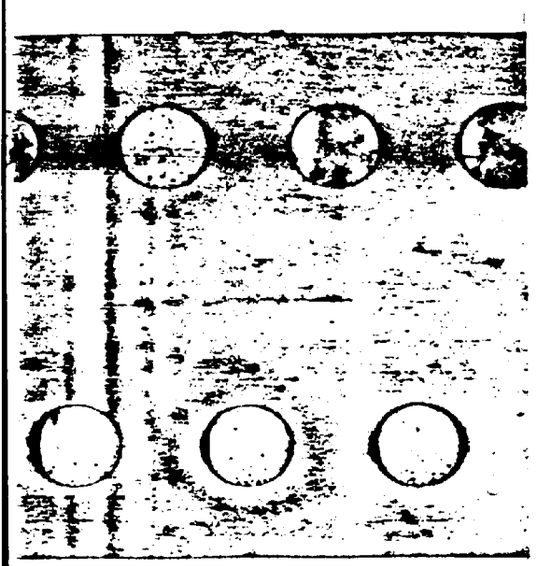
Donald C. Lee
Affiant

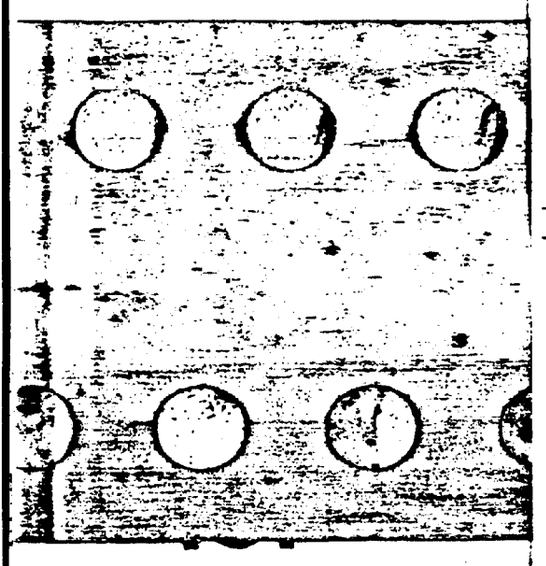
Sworn and subscribed before me on the 26th day of January, 1996.

My Commission Expires: _____ Notary Public

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

5113 02/06 0101 03CHECK 723.10





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

RECEIVED OF _____

FOR _____

BOOK 9939 PG 450

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 193000.00
CON TX 714.10
PRFEE 1.00
WDEED 8.00
TOTAL 723.10
CHECK 723.10

02/06/96 01 10:25 0001 5113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147681
IDENTIF. ↑ REFERENCE

96 FEB -6 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003338