Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
William F. Fischer and Susan L. Fischer
1202 Eastland Avenue
Nashville, TN 37206

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
P. O. Box 4180
Carol Stream, IL 60197-4180

MAP AND PARCEL:
MAP 83-5
PARCEL 277
23W10175

WARRANTY DEED

BOOK 9944 PG 860

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Melba Jean Cothron Bower, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William F. Fischer and wife, Susan L. Fischer , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lots 13 and 14, Block "A", F. O. Beasley's Addition to East Nashville, of record in Book 57, Page 85, Register's Office, Davidson County, Tennessee.

SAID easterly 30 feet of Lot 13 and the westerly 30 feet of Lot 14 join and front together, 60 feet on the southerly margin of Eastland Avenue, and running back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Merle E. Bower and wife, Melba Flatt Bower, by deed from William C. Ellis of record in Book 5675, Page 100, Register's Office for Davidson County, Tennessee. See also Final Decree of record in Book 6165, Page 469 and Book 6485, Page 63, said Register's Office.

Melba J. Bower and Melba Jean Cothron Bower is one in the same person.

This is the same description as in previous deed of record.

This Description corrects prior erroneous descriptions.

This is improved property known as 1202 Eastland Avenue, Nashville, TN 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 William F. Fischer and wife, Susan L. Fischer, their heirs and assigns, forever; and we, Melba Jean Cothron Bower, Unmarried 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of February, 1996.

Melba Jean Cothron Bower

BOOK 9944 PG 861

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Melba Jean Cothron Bower, Unmarried 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 121,000.00.

AFFIANT

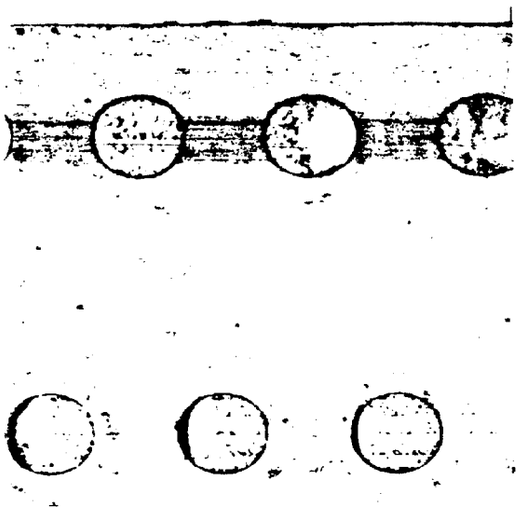
Subscribed and sworn to before me this 7th day of February, 1996.

NOTARY PUBLIC
My Commission Expires: 11/3

0149478
IDENTIFICATION REFERENCE

96 FEB 12 AM 9:39
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7016 02/12 0101 03CHECK 456.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9944 PG 862

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
121000.00
CON TX 447.70
PRFEE 1.00
WDEED 8.00
TOTAL 456.70
CHECK 456.70
02/12/96 01 09:42 0001 7016

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149478
IDENTIF. # REFERENCE

96 FEB 12 AM 9:39
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1005218