0150732

IDENTIF. & REFERENCE

PICK-UP

96 FEB 15 PM 1:05

DAVIDSON COUNTY, TN.

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

Affiant

Sworn to and subscribed before me this 14th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-97

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

BOOK 9949 PG 41

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Rehab-it, L.L.C.	Same	Map 91-15
4411 Idaho Avenue		Par. 282
Nashville, Tn 37209		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Betty J. Faulkner and Anna V. Ledbetter, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Rehab-it, L.L.C., hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being the easterly 70 feet of the northerly half of Block 35 on the PLan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office for said County.

Said part of Block No. 35 fronts 70 feet on the northerly side of Elkins Avenue, formerly Second Street, and runs between parallel lines with the westerly margin of 49th Avenue, north, formerly 8th Street, 180 feet to an alley.

Being the same property conveyed to Betty J. Faulkner and Anna V. Ledbetter, both unmarried, by deed from H. B. Duncan and wife, Sara H. Duncan, of record in Book 9084, page 264, Register's Office for Davidson County, Tennessee.

This is improved property known as 4901 Elkins Avenue, Nashville, TN 37209.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns 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 hands this 14th day of February, 1996.

Betty J Faulkner
BETTY J. FAULKNER

Anna V. Ledbetter
ANNA V. LEDBETTER

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, BETTY J. FAULKNER, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of Feb 1996.

NOTARY PUBLIC

My Commission Expires: Jan 29, 2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

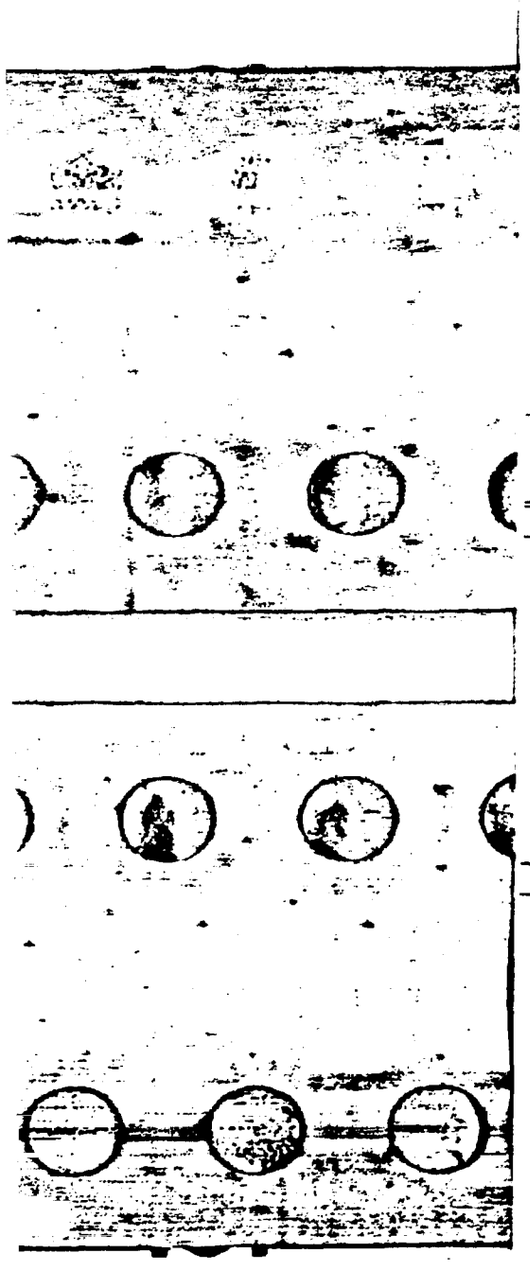
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, ANNA V. LEDBETTER, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of Feb 1996.

NOTARY PUBLIC

My Commission Expires: Jan 29, 2000

3359 02/15 0101 03CHECK 286.50



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

RECEIVED OF _____

FOR _____

BOOK 9949 PG 43

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

02/15/96 01 13:05 0001 8359

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150732
IDENTIF. # REFERENCE

96 FEB 15 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1006549