Mail

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOOK 9955 PG 341

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 191,200.00

Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 21st day of February 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARY ANN PHANEUF 2305 Belmont Boulevard Nashville, Tennessee 37212	NATIONSBANC MORTGAGE 2059 Northlake Parkway Tucker, Georgia 30084	MAP 104-16 PARCEL 291

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED NINETY ONE THOUSAND TWO HUNDRED AND NO/100---------- ($ 191,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, we , JOHN S. BARRON, JR. AND WIFE, LEANN BARRON

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARY ANN PHANEUF, UNMARRIED

hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly half of Lot No. 175 on the Map of Belmont Land Company's Subdivision called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 175 fronts 53.0 feet on the westerly side of Belmont Boulevard and runs back between lines 175.0 feet to an alley in the rear on which it measures 45.0 feet.

BEING the same property conveyed to John S. Barron, Jr. and wife, Leann Barron, by deed from Florence J. Wilson and husband, William S. Longwell, of record in Book 8648, page 224, Register's Office for Davidson County, Tennessee.

0572 02/23 0101 03CHECK 716.44

This is improved property known as 2305 Belmont Boulevard, Nashville, Tennessee 37212

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___, her heirs and assigns, forever.

GRANTORs COVENANT___ with the said GRANTEE___ that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Belmont Land Company's Subdivsion "Belmont Heights" of record in Book 421 , page 34 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of February, 19 96.

JOHN S. BARRON, JR.

LEANN BARRON

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 JOHN S. BARRON, JR. AND WIFE, LEANN BARRON, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

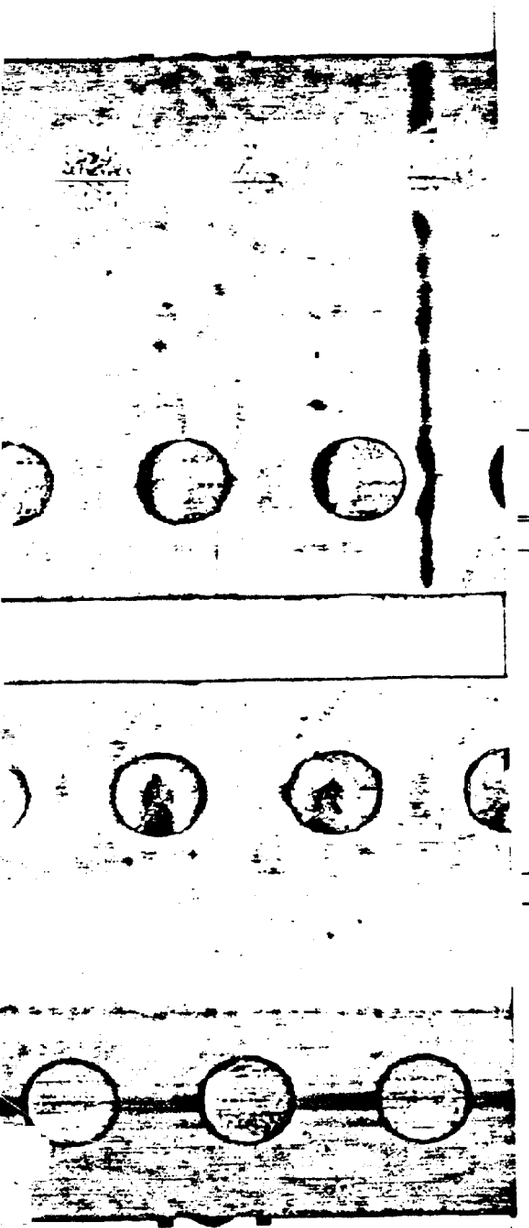
Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

01527795
IDENTIFICATION REFERENCE

96 FEB 23 AM 8:43
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9955 PG 343

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	
				191200.00
			CON TX	707.44
			PRFEE	1.00
			WDEED	8.00
			TOTAL	716.44
			CHECK	716.44
02/23/96	01		08:45 0001	0572

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152795
IDENTIFICATION REFERENCE

96 FEB 23 AM 8:43

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008732