BOOK 9970 PG 479

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES FRED ALBERT, JR.** _____ _____, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Vivian Caroline Haddock hereinafter called the Grantees, their 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. 115 on the Plan of Farmingham Woods, Phase II, Section 2, of record in Book 7900, page 424, Register's Office for said County.

Said Lot No. 115, which is a corner lot, fronts 38.38 feet on the southerly margin of Avalon Court and fronts 113.42 feet on the westerly margin of Farmingham Woods Drive, said frontages being joined by a curve having a length of 32.56 feet and extends back 43.86 feet on the southerly line and 136.05 feet on the westerly line to a point of intersection.

BEING the same property conveyed to James Fred Albert, Jr., unmarried, by deed from Phillips Builders, Inc., of record in Book 8878, page 339, Register's Office for said County.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Declaration of covenants, conditions and restrictions of record in Book 8238, page 176 as amended in Book 8702, page 528; and all matters as shown on the recorded plat in said Register's Office.

This is improved property known as: **5801 Avalon Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said 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 and 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 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 31st day of January, 1996.

James Fred Albert, Jr.
James Fred Albert, Jr.

0157336
IDENTIF. & REFERENCE

96 MAR -6 AM 11:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 9970 PG 480

STATE OF TEXAS

COUNTY OF DALLAS

On this 31ST day of JANUARY, 19 96, before me personally appeared James Fred Albert, Jr., 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 that he(they) executed the same as his(their) free act and deed.

Witness my hand and official seal.

Barbara M. Carson
NOTARY PUBLIC

My Commission Expires:
MARCH 30, 1996

* *

STATE OF TENNESSEE

COUNTY OF _____

The actual consideration or value, whichever is greater, for this transfer is $ 89,000.00.

Dee Lawrence
Affiant

Subscribed and sworn to before me this 23rd day of February 1996.

Dee Robinson
Notary Public

My Commission Expires: 10/20/99

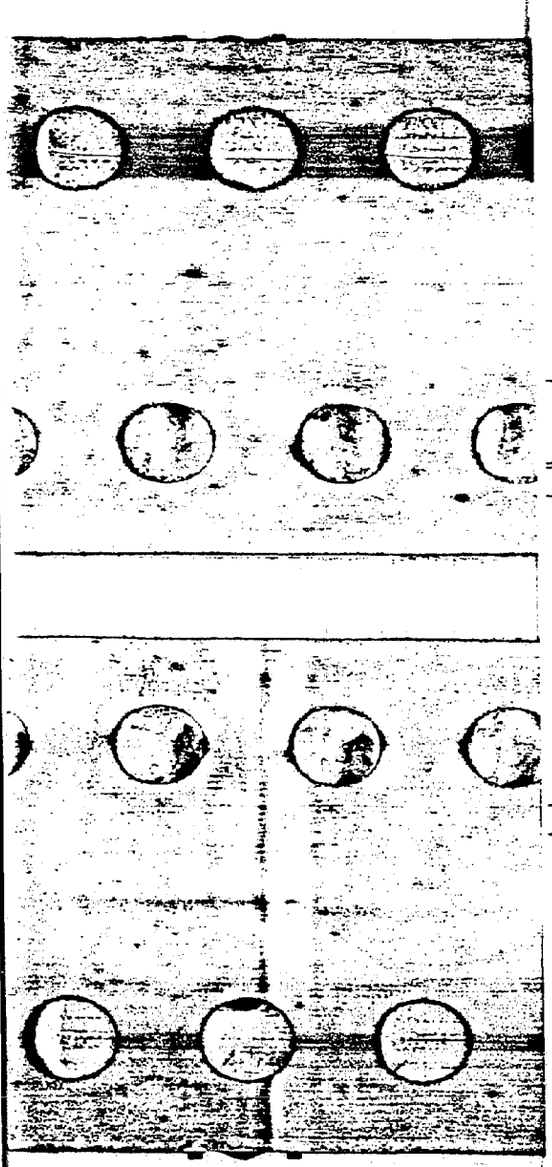
* *

ADDRESS NEW OWNER(S):
Vivian Caroline Haddock
5801 Avalon Court
Hermitage, TN 37076

SEND TAX BILL TO:
Chase Manhattan Mortgage
1500 N. 19th Street
P. O. Box 4025
Monroe, LA 71211-4025

MAP-PARCEL:
Map 87-05
Group A
Parcel 87

5420 03/06 0101 03C:ECK 338.30



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

RECEIVED OF _____

FOR _____

BOOK 9970 PG 481

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30
03/06/96 01 11:03 0001 5420

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157336
IDENTIF. # REFERENCE

96 MAR -6 AM 11:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1013533