This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

Book 9972 Page 248

ADDRESS NEW OWNER:
Harold Reeves Trustee
640 Spence Lane, Suite 218
Nashville, TN 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Mortgage Company
200 Old Wilson Bridge Road
Worthington, Ohio 43085-8500

MAP AND PARCEL:
MAP 162-9
PARCEL 89
5DU-39380

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Linda F. Fenske now Gann, married hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Harold Reeves, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 10A, on the Plan of Hickory View, Section Two, of record in Plat Book 5800, Page 294, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Linda F. Fenske, unmarried, by deed from John C. Grimsley and wife, Mary Grimsley of record in Book 7838, Page 380, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Chemical Residential Mortgage Corporation of record in Book 6289, Page 514, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Dorris Eugene Gann joins in the execution of this instrument to convey whatever interest he may have, especially marital rights.

This is improved property known as 5523 Eulala Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold Reeves, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, his successors and assigns, forever; and I, Linda F. Fenske Gann and husband Dorris Eugene Gann do covenant with the said Grantee 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 Grantee, his successors 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 6th day of March, 1996.

Linda F. Fenske Gann

Linda F. Fenske Gann

Dorris Eugene Gann

Dorris Eugene Gann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda F. Fenske Gann and Dorris Eugene Gann, 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 6th day of March, 1996.

Gene W. Floyd

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 33,552.75.

AFFIANT

Subscribed and sworn to before me this 6th day of March, 1996.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 3/22/97

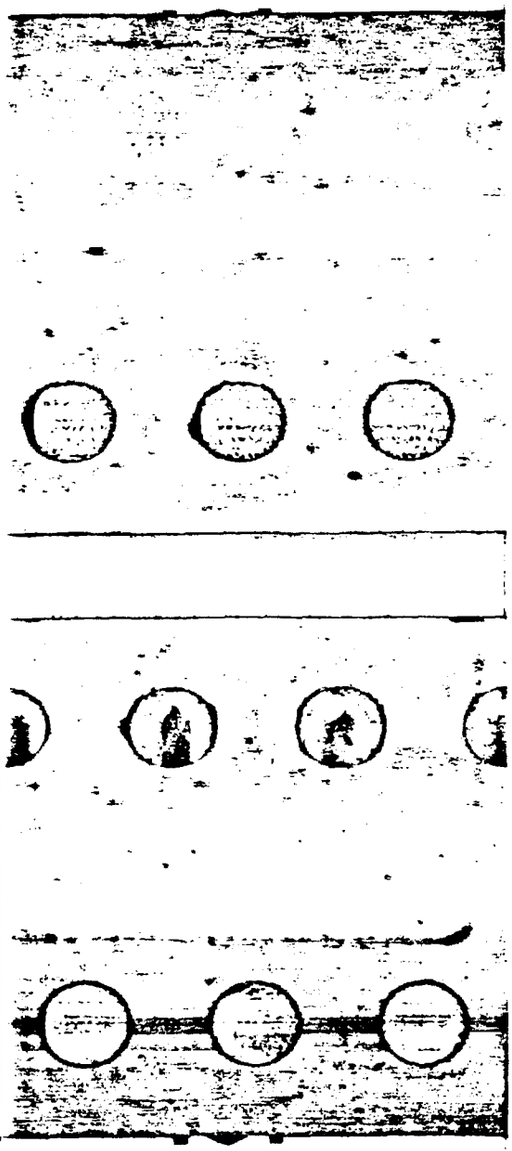
0157880

IDENTIFICATION REFERENCE

96 MAR -7 PM 1:40

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5990 03/07 0101 03CHECK 133.15



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

RECEIVED OF _____

FOR _____

BOOK 9972 PG 250

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	33552.75
CON TX	124.15
PRFEE	1.00
MTEED	8.00
TOTAL	133.15
CHECK	133.15

03/07/96 01 13:41 0001 5990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157880
IDENTIFICATION REFERENCE

96 MAR -7 PM 1:40
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1014098