47

BOOK 9977 PG 520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,005.39

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanne Bernauer (NAME)	Same (NAME)	MAP 42-15
320 East Marthona (ADDRESS)	(ADDRESS)	PARCEL 60
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Loretta C. Purvis, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeanne Bernauer

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:

Land in Davidson County, Tennessee, near the City of Nashville, being Lots Nos. 160, 161, 162, and 163, of Block "B" on the Map of Marthonna, not of record, described according to a copy of a survey therof made by J. A. Mefford, Surveyor, in December, 1937, as follows:

BEGINNING at a point in the westerly margin of Ezell Road at the corner of Lots 159 and 160; thence with the line between said lots North 86 degrees 2 min. West 422.5 feet to the corner of said Lots and of Lots Nos. 78 and 79 of Block "B"; thence North 2 degrees 58 min. East 100 feet to the corner of Lots Nos. 163 and 164 South 86 degrees 2 min. East 422.5 feet to the west margin of Ezell Road East; thence with the margin of same South 2 degrees 58 min. West 100 feet to the beginning

Being the same property conveyed to Loretta G. Purvis by deed from Ray K. Binnion and wife, Mary Binnion, of record in Book 8810, Page 480, Register's Office for said County.

BILL EDWARDS executes this instrument as Attorney in Fact on behalf of Loretta C. Purvis pursuant to Special Power of Attorney recorded simultaneously herewith.

96 MAR 13 AM 10:52
PELIA HAGGARD REGISTER
DAVIDSON COUNTY, TN

IDENTIF. + REFERENCE 015961O

unimproved ( )
This is improved (X) property, known as 320 East Marthona, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said 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, 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 my hand this 26th day of February 19 96

Loretta C. Purvis
By: Loretta C. Purvis by Bill Edwards
Bill Edwards, Attorney-in-fact

BOOK 9977 PG 521

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

7886 03/13 0101 03CHECK 308.72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

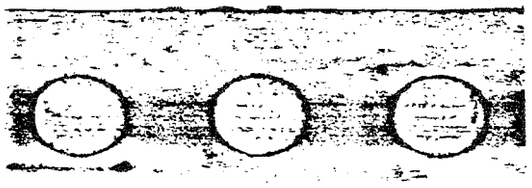
On this 26th day of February, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared BILL EDWARDS, to me known to be the person who executed the foregoing instrument in behalf of LORETTA C. PURVIS and acknowledged that he executed the same as the free act and deed of the said LORETTA C. PURVIS.

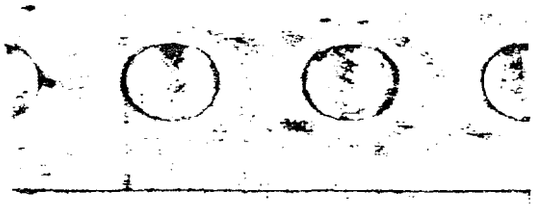
Witness my hand and seal at Goodlettsville, Tennessee, this the 26th day of February, 1996.

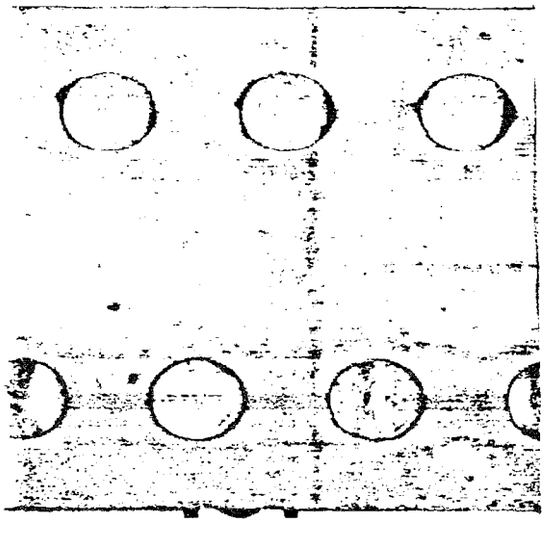
Commission expires: 11/22/98

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9977 PG 522

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
			MAMT	81005.39
			ERR	CO
			MAMT	81005.39-
			CAMT	81005.39
			CON TX	299.72
			PRFEE	1.00
			WDEED	8.00
			TOTAL	308.72
			CHECK	308.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159610
IDENTIF. & REFERENCE

95 MAR 13 AM 10:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1015964