WARRANTY DEED

BOOK 9982 PG 831

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN. 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KENNETH E. MURRAY	MIDLAND MORTGAGE COMPANY	MAP 72-3
(NAME)	(NAME)	
1326 MCCHESNEY AVENUE	P.O. BOX 26648	PARCEL 163
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37216	OKLAHOMA CITY, OKLAHOMA 73126	
(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, DEBRA M. WALLING, NOW KNOWN AS DEBRA M. WALLING-PRESTON, AND HUSBAND, WILLIAM THURMAN PRESTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH E. MURRAY

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, being Part of Lot No. 199 on the Plan of Inglewood Place of record in Plat Book 332, page 101, Register's Office for said County, described as follows:

BEGINNING at a point which is the southwest corner of the intersection of McChesney Avenue and Kennedy Avenue; thence westerly with the southerly margin of McChesney Avenue, 161 feet, more or less, to the northeasterly corner of the westerly 50 feet of said Lot No. 199 which was conveyed to Maggie Lou English by Deed from Maurice Gilbert of record in Book 1227,, page 245, said Register's Office; thence southwardly with the easterly line of said English property, 205 feet more or less to a point in the northerly line of Lot No. 152 on said plan; thence eastwardly with said line of said Lot No. 153, 10.5 feet more or less to a point in the northwesterly margin of Kennedy Avenue; thence northeastwardly with said margin of Kennedy Avenue, 205 feet more or less to the point of beginning.

Being the same property conveyed to Debra M. Walling by deed from Edward F. Mercer and wife, Sandra K. Mercer of record in Book 8059, page 559, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building

CONTINUED

unimproved ( )
This is improved (X) property, known as 1326 MCCHESNEY AVENUE, NASHVILLE, TENNESSEE 37216
(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 our hand(s) this 15th day of March, 19 96

Debra M. Walling-Preston — formerly DEBRA M. WALLING
DEBRA M. WALLING-PRESTON

William T. Preston
WILLIAM THURMAN PRESTON

BOOK 9982 PG 832

LEGAL DESCRIPTION CONTINUATION

restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed the Grantee(s) herein.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain Deed of Trust made by Edward F. Mercer and wife, Sandra K. Mercer to Douglas R. Berry for the benefit of Mortgage Trust Company, a Tennessee Corporation, which Deed of Trust is recorded in the office of DAVIDSON COUNTY, TENNESSEE, on January 9, 1986 in Book 6759, page 77, and note of even date thereby secured, in the original principal amount of $49,389.00, payable to Mortgage Trust Company, a Tennessee Corporation. The Current holder of the Note and Deed of Trust is Midland Mortgage Company. And for the same consideration Grantees hereby assume the obligations of Edward F. Mercer and wife, Sandra K. Mercer, and DEBRA M. WALLING, now known as Debra M. Walling-Preston, under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property. By his signture below the Grantee herein agrees to assume the above stated obligations.

Kenneth E Murray

KENNETH E. MURRAY

96 MAR 19 AM 9:44

FELIX [redacted] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

01611374

BOOK 9982 PG 833

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEBRA M. WALLING, NOW KNOWN AS DEBRA M. WALLING-PRESTON, AND HUSBAND, WILLIAM THURMAN PRESTON

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 at ~~NASHVILLE~~ Vienna pcm Georgia ~~Tennessee~~, this ~~14th~~ 15th pcm day of March, 19 96.

Commission expires ~~June 10, 1998~~ 10-30-96

Dale C Preslar
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

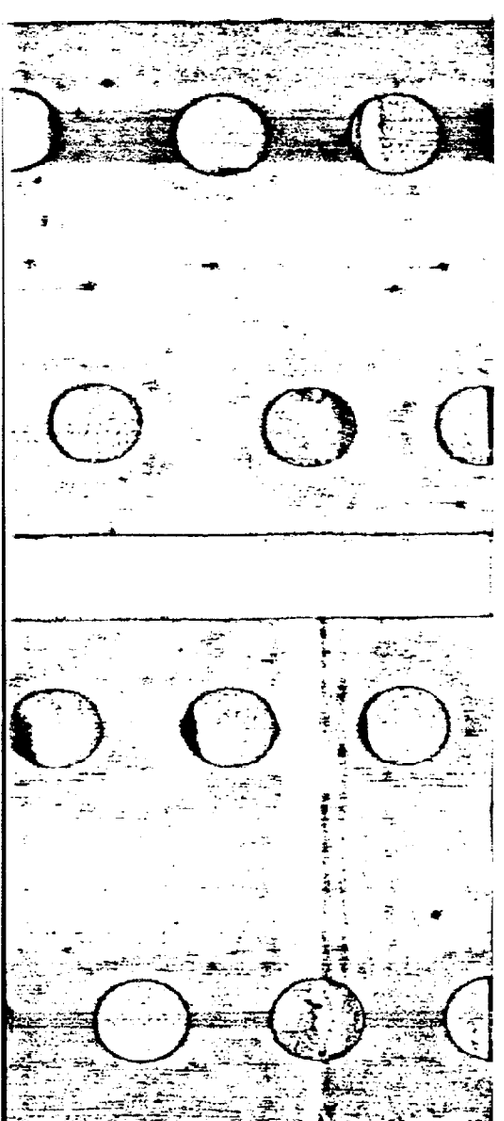
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENNETH E. MURRAY the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th of MARCH, 1996.

NOTARY PUBLIC DEBRA WICKE

My Commission Expires: 6/10/98

9810 03/19 0101 03CHECK 238.70



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

RECEIVED OF _____

FOR _____

BOOK 9982 PG 834

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 61000.00
CON TX 225.70
PRFEE 1.00
WDEED 12.00
TOTAL 238.70
CHECK 238.70

03/19/96 01 09:49 0001 9810

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0161374
IDENTIF. # REFERENCE

96 MAR 19 AM 9:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017863