9996-455

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,250.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Schenkel	Chemical Residential Mortgage Co.	MAP 96-2
(NAME)	(NAME)	
2807 Blue Brick Drive	P.O. Box 78109	PARCEL 48
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Phoenix, AZ 85062-8109	
(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, Shirley H. Canady AND HUSBAND, THOMAS R. CANADY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David L. Schenkel and wife, Kendra K. Schenkel

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:

Being Lot No. 44 on the Map of Section I, Clover Bottom Subdivision, as of record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 104 feet on the northwesterly side of Blue Brick Drive and runs back between lines 118.9 feet on the northeasterly line and 163.5 feet on the southwesterly line to a dead line in the rear, measuring 104 feet thereon.

BEING the same property conveyed to Shirley H. Canady by deed from Mary Rebecca White Reed, Trustee, of record in Book 8236, Page 708, Register's Office for said County.

The said Richard Canady joins in this conveyance to convey any and all marital interest he may have in said property.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN
96 MAR 29 PM 2:3[illegible]

IDENTIF. & REFERENCE
0165575

unimproved ( )
This is improved (X) property, known as 2807 Blue Brick Drive, Nashville, TN 37214
(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 28th day of March, 19 96

Shirley H. Canady
Shirley H. Canady

Thomas R. Canady
THOMAS R. CANADY

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 Shirley W. Canady AND HUSBAND Thomas F. Canady

the bargainor ~~s~~ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 19 96.

Commission expires January 26, 1999

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

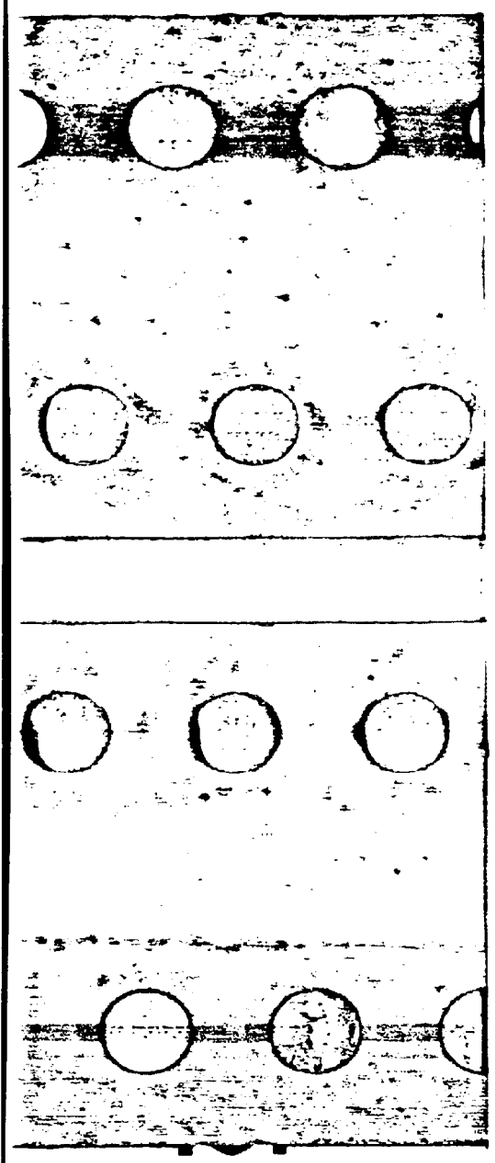
Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute 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

4713 03/29 01:01 030MEJK 265.23



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 7996 PG 457

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
				CHRT 67250.00
				CON TX 256.23
				PRFEE 1.00
				MTEED 8.00
				TOTAL 265.23
				CHECK 265.23
			03/29/96 01	14:40 0001 4308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165575
IDENTIF. ↑ REFERENCE

96 MAR 29 PM 2:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022320