BOOK 10019 PG 634

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Donald R. McCartney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 96

Louise Mabry
Notary Public

MY COMMISSION EXPIRES: 4/5/97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. McCartney (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 44-5
336 Keeton Avenue (ADDRESS)	P.O. Box 5137 (ADDRESS)	PARCEL 40
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Des Moines, IA 503065137 (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, James D. Dean and Shirley A. McCarley, both unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald R. McCartney, A Single Person

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 the northwesterly 72 feet of Lot No. 51 on the unrecorded map of Scenic View Subdivision, and being designated as Lot "Y" on a map of a resubdivision of certain lots in said subdivision, and described as follows:

Beginning at a point in the southwesterly margin of Keeton Avenue, 28 feet northwest of the common corner of Lots No. 51 and 52, being 1,107.2 feet northwest from a concrete monument set near the intersection of Hillman Place; thence southwesterly parallel to the line between Lots No. 51 & 52, 165 feet to a point; thence northwesterly 72 feet to the corner of Lots No. 50 & 51; thence with the line between said lots, northeasterly 165 feet to the margin of Keeton Avenue; thence with the margin of said avenue, southeasterly 72 feet to the point of beginning.

BEING the same property conveyed to James D. Dean and Shirley A. McCarley, both unmarried persons by deed from Delmor Tidwell and wife, Myra Tidwell of record in Book 9179, Page 678, Register's Office for Davidson County, Tennessee.

James D. Dean executed this instrument on behalf of Shirley A. McCarley pursuant to a Power of Attorney which is being placed of record concurrently

CONTINUED

unimproved ( )
This is improved (X) property, known as 336 Keeton Avenue, Old Hickory, Tennessee 37138
(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 12th day of April 19 96

James D. Dean

Shirley A. McCarley
By: Shirley A. McCarley By James D. Dean
James D. Dean, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION

herewith.

This is the same description as in previous deed of record.

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

0172625
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Louise N. Tynes, a Notary Public in and for said County and State, the within named James D. Dean

the bargainor _____ 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 Mt. Juliet, Tennessee, this 12th day of April 1996

Commission expires 4/25/98 Louise N. Tynes
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 Wilson

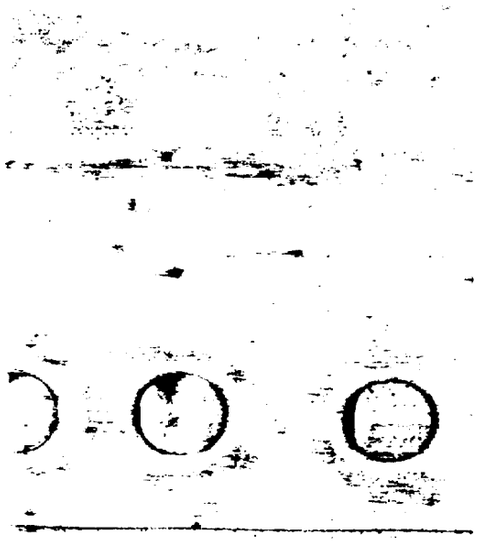
Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James D. Dean, as Attorney-in-Fact for Shirley A. McCarley the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

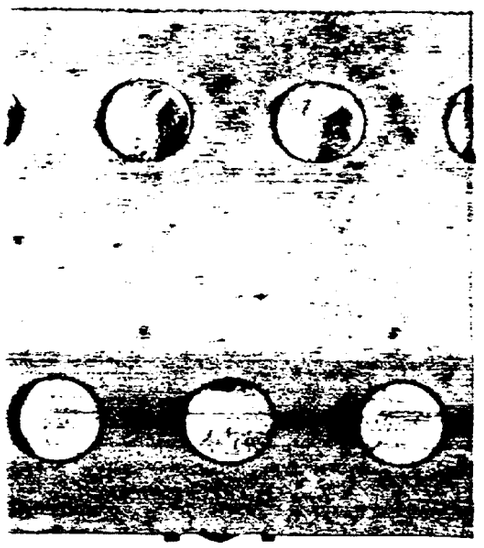
Witness my hand and official at Mt. Juliet, Tennessee, this the 12th day of April, 1996.

Louise N. Tynes
Notary Public
My Commission Expires: 4/25/98

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

-271 04/13 1101 03CHECK 235.00





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10019 PG 637

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
				DANT 60000.00
				[illegible] 222.50
				[illegible] 1.00
				[illegible] 12.50
				[illegible] 335.00
				CHECK 335.00
				[illegible] 12:42 0001 1871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172625

IDENTIF. & REFERENCE

96 APR 18 AM 10:40

[illegible]

No. 1029819