47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 219,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April 19 96

Notary Public

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

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE

P.B. 10026 Pg. 166

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
Ronald W. Gad (NAME)	Pacific Southwest Bank (NAME)	MAP 34-3
209 Twin Hills Drive (ADDRESS)	4144 N. Central Expwy., Ste 160 (ADDRESS)	PARCEL 53
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75204 (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, Ava B. Chance, and husband Randy E. Chance

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald W. Gad and Jean M. Gad, husband and wife

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 Lot No. 160 on the Plan of Shepherd Hills Subdivision, Section 3, of record in Book 2900, Page 56, Register's Office for said County, as revised in Book 4350, page 236, Register's Office for said County, as more particularly described as follows:

Beginning at an existing iron pin on the northerly margin of Twin Hills Drive, said point of beginning being the southwest corner of Lot No. 161 on the Plan of the said Shepherd Hills Subdivision, with the margin of the said Twin Hills Drive N 38 degrees 30' 00" W 159.99' to an iron pin; thence with a curve to the right having a radius of 21.89' and long chord of 29.53, said chord having a bearing of N 03 degrees 55' 00" E, a distance along the curve of 32.41' to an iron pin; thence with the easterly margin of Spring Branch Drive and a curve to the left having a radius of 500.00' and a long chord of 167.98', said chord having a bearing of N 36 degrees 39' 47" E, a distance along the curve of 168.76'to an iron pin; thence continuing with the margin of Spring Branch Drive N 26 degrees 52' 33" E 35.76 to an existing iron pin; thence with a curve to the right having a radius of 1775.00' and a long chord of 124.41, said chord having a bearing of N 28 degrees 53' 03" E, a distance along the curve of 124.43' to an iron pin; thence leaving Spring Branch Drive S 59 degrees 09' 38" E 368.34' to an existing iron pin; thence S 28 degrees 33' 51" W 118.91' to an iron pin, thence N 76 degrees 09' 35" W 131.18' to an existing iron pin, thence S 51 degrees 24' 49" W 269.94' to the point of beginning, containing 2.33 acres more or less.

CONTINUED

This is unimproved ( ) improved (X) property, known as 209 Twin Hills Drive, 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 22nd day of April 19 96

Ava B. Chance

Ava B. Chance

Randy E. Chance

Randy E. Chance

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Ava B. Chance by deed from Randy E. Chance, of record in Book 7439, Page 566, Register's Office for said County.

Randy E. Chance joins in this conveyance for the purpose of conveying any right, title and interest in and to said property, marital or otherwise.

10026 167

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 Ava B. Chance and husband, Randy E. Chance

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 22nd day of April

Commission expires 11 28 98

Notary Public

MICHAEL T. MOSES NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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

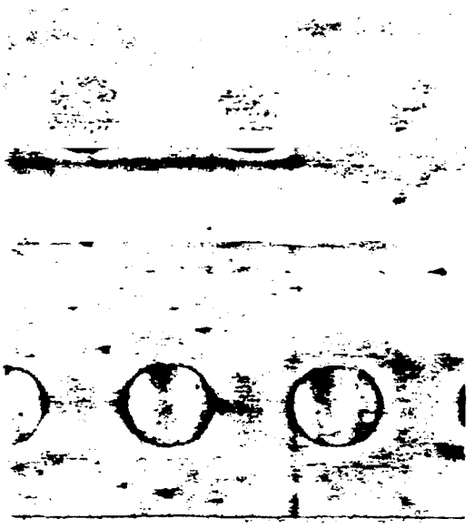
BOOK 10026 PG 168

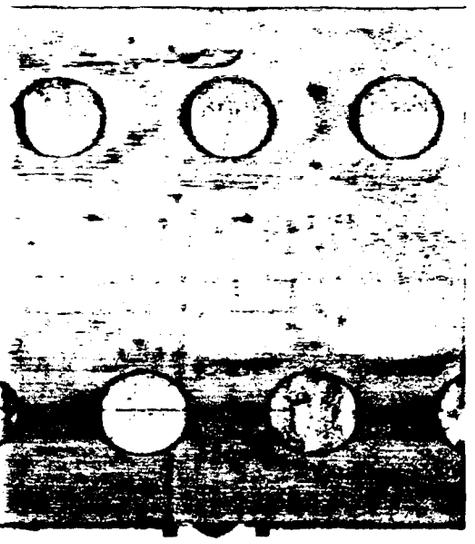
3950 04/25 0101 03CHECK 823.30

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017722
IDENTIFICATION REFERENCE

96 APR 25 PM 3:30
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10026 PG 169

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 219000.00
CON TX 810.30
PRFEE 1.00
WDEED 12.00
TOTAL 823.30
CHECK 823.30

04/25/96 01 09:32 0001 3950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174722
IDENTIFICATION REFERENCE

96 APR 25 AM 9:30

DAVIDSON COUNTY, TN.

No. 1032015