THE MAXIMUM PRINCIPAL INDEBTEDNESS
FOR TENNESSEE RECORDING TAX
PURPOSES IS $63,000.00

THIS INSTRUMENT PREPARED BY:

MARTIN C. GINER, Attorney
326 Washington Square
222 Second Avenue, North
Nashville, TN 37201
(615) 259-9222

BOOK 10030 PG 293

WARRANTY DEED IN LIEU OF FORECLOSURE

Address of New Owner:	Send Tax Bills To:	Map/Parcel No:
Barbara Wade 4348 Beekman Drive Nashville, TN 37215	Same	22- 193 22- 202 22- 203

FOR AND IN CONSIDERATION of satisfaction of the debt owed by Grantor to the Grantee secured by a Deed of Trust of record in Book 9509, Pages 120 through 128, and re-recorded in Book 9533, pages 613 through 621, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dean Anderson (the "Grantor") has this day bargained and sold, and by these presents does transfer and convey unto Barbara Wade (the "Grantee"), all of his right, title, and interest in and to that certain parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Tract No. 27 as shown on an unrecorded survey by Ralph Chapdelaine, Tennessee Registered Surveyor No. 1444, dated February 14, 1986.

BEGINNING at the point in the center of Bear Hollow Road, also the SE corner of said tract No. 20 and thus following the Eastern line of Tract No. 20 North 25 deg. 21' 57" West 346.26 feet; also the NE corner of said tract the beginning point of the following disclosed 10 acre tract described as follows: Beginning at the SE corner of Tract No. 27 and with the common boundary line between said tract and Tract No. 20 South 76 deg. 43' 11" West 1255.87 feet to an iron rod and the East line of Tract No. 1, Section 2, a 5.22 acre tract; thence with said tract with 3 lines North 4 deg. 22' 44" West 77.45 feet to an iron rod North 26 deg. 51' 03" West 259.41 feet to an iron rod; thence North 45 deg. 27' 04" West 20.95 feet to an iron rod; thence leaving East line of said tract North 76 deg. 18' 20" East 1297.81 feet to an iron rod; thence South 25 deg. 21' 57" East 351.19 feet to an iron rod, also the point of beginning of a 10 acre tract.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING RESTRICTIONS: No timber may be removed from the premises; no automobiles can be located on the premises which do not have a current license tag; and any mobile home located on the premises must be covered from ground up to mobile home. Grantee agrees to pay ten percent (10%) of the upkeep of the entire length of the 50-foot wide ingress and egress easement which crosses the above described property and is for the use and benefit of Grantee and others.

BEING part of the same property that was conveyed to Barbara K. Wade by quitclaim deed from James I. Caldwell, III, of record in Book 9205, Page 1, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to

Barbara K. Wade by quitclaim deed from Mid-State Trust II of record in Book 9117, Page 807, Register's Office for Davidson County, Tennessee.

BEING the same land conveyed to Mary Elizabeth Cooper, unmarried, from David R. Wade, III, and James I. Caldwell, III, of record in Book 7119, Page 504, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dean Anderson by Deed from Barbara K. Wade of record in Book 9509, Page 116, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs and assigns forever. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as shown above. Grantor does further covenant and bind himself and his heirs and assigns to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns, against the unlawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on this 29th day of March, 1996.

DEAN ANDERSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Dean Anderson, 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 this 29th day of March, 1996.

Laura Ramsey
Notary Public

My Commission Expires: Sept. 18, 1999

BOOK 10030 PG 295

BARBARA WADE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Barbara Wade, 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 this 26th day of April, 1996.

Notary Public

My Commission Expires: 9-21-96

AFFIANT

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Subscribed and sworn to before me
this 26th day of April, 1996.

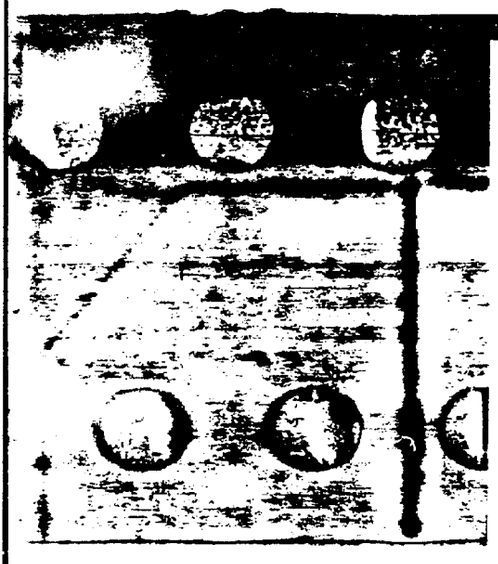
Notary Public

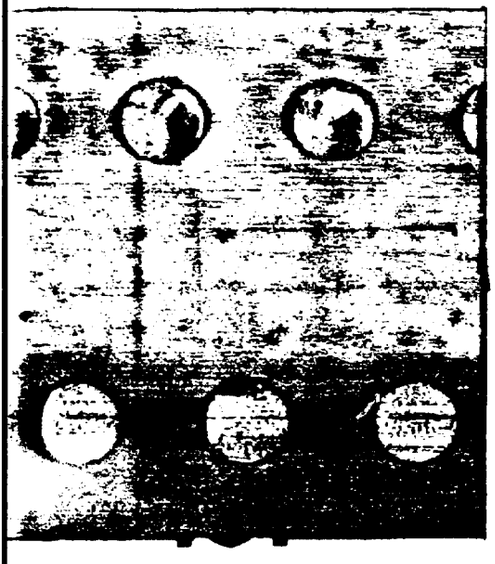
My Commission Expires: 11-25-98

017110
IDENTIF. ↑ REFERENCE

96 APR 29 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3475 04/29 0101 03CHECK 246.10





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

RECEIVED OF _____

FOR _____

BOOK 10030 PG 296

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 63000.00
				CON TX 233.10
				PRFEE 1.00
				WDEED 12.00
				TOTAL 246.10
				CHECK 246.10
			04/29/96 01	14:36 0001 5495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176110
IDENTIF. ↑ REFERENCE

96 APR 29 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033542