File Box "7"
Saturn & Mazer
(34430)

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
RB 10039 PG 202

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 1996

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Nelson	Chase Manhattan Mortgage Corp.	135-16A
(NAME)	(NAME)	
2424 Ravine Drive	343 Thornall Street	20
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Edison, NJ 08837	2DX-6978
(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, James E. Allen, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Nelson and Helen Nelson

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. 36 & 37 on the Plan of Subdivision for tracts 8, 9, & 10 of Nashboro Village of record in Plat Book 5200, Pages 186, 187, 188, and 189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James E. Allen, unmarried by deed of record in Book 9755, Page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of James E. Allen by Richard L. Winecoff as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10039, Page 201, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
is improved (XX) property, known as 2424 Ravine Drive, Nashville, TN 37217
(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 26 day of April 19 96

James E. Allen James E. Allen

By: Richard L. Winecoff

Richard L. Winecoff, Attorney-in-fact

WC

BOOK 10039 PG 203

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 James E. Allen, unmarried

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 Antioch, Tennessee, this _____ day of _____, 19_____.

Commission expires October 9, 1999

_____
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

On this 04/26/96 before me personally appeared Richard L. Winecoff, the person who executed the foregoing instrument on behalf of James E. Allen, and acknowledged that he executed the same as the free act and deed of the said Richard L. Winecoff, through Power of Attorney granted him by the said Richard L. Winecoff.

Commission Expires: _____

Notary Public: _____

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10 9-99

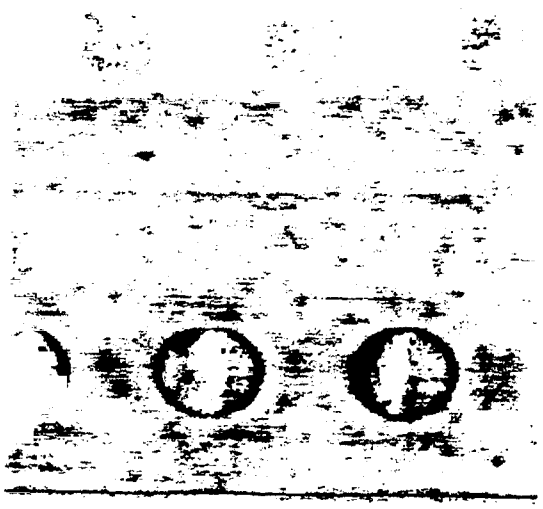
IDENTIF. & REFERENCE 0178399

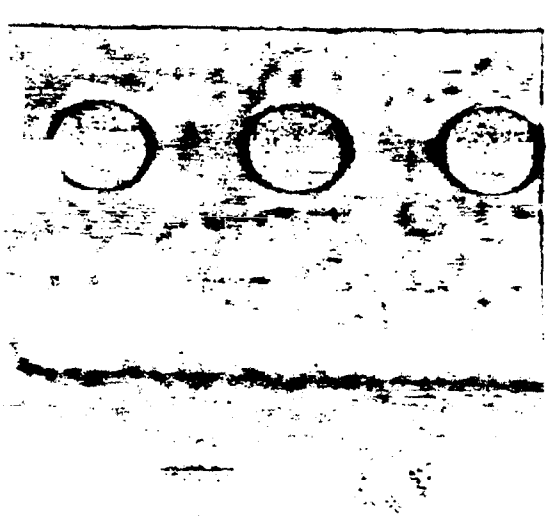
96 MAY -3 PM 1:27
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7914 05/03 3:01 03CHECK

582.50

DCTN01WC





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

RECEIVED OF _____

FOR _____

ROOK 10039 PG 204

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
155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50
05/03/96 01 13:31 0001 7914

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178399
IDENTIF. ↑ REFERENCE

96 MAY -3 PM 1:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 1035938