0187902

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road: P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 JUN -3 PM 12:38

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (jh) Title No: 37709
Dav. Co. File: Box 8

BOOK 10070 PG 158

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Douglas James Pearce Michelle Catherine Pearce 1613 Ash Valley Drive Nashville, TN 37215	Chase Manhattan Mortgage Corp. 1000 Northchase Drive #110 Goodlettsville, TN 37072

TAX MAP-PARCEL NUMBERS: 131-09-41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lucille H. Gajewski, unmarried, as surviving tenant by the entirety** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas James Pearce and spouse, Michelle Catherine Pearce,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Tynewood Estates, Section Two, of record in Plat Book 2900, Pages 89-90, Register's Office for said County.

Said Lot No. 255 fronts 282.6 feet on the southerly margin of Ash Valley Drive and extends back 267.7 feet on the broken westerly line and 220.0 feet on the easterly line to a dead line in the rear, measuring 369.7 feet thereon.

Being the same property conveyed to George R. Gajewski and wife, Lucille H. Gajewski by deed from Arthur R. Mills and wife, Ellen P. Mills of record in Book 5178, Page 89, Register's Office for said County. The said George R. Gajewski has since died.
This is improved property, known as: 1613 Ash Valley Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 1996.

Lucille H. Gajewski

State of Tennessee
County of Davidson

On this 28th day of May, 1996, before me the undersigned authority, personally appeared **Lucille H. Gajewski**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 320000.00

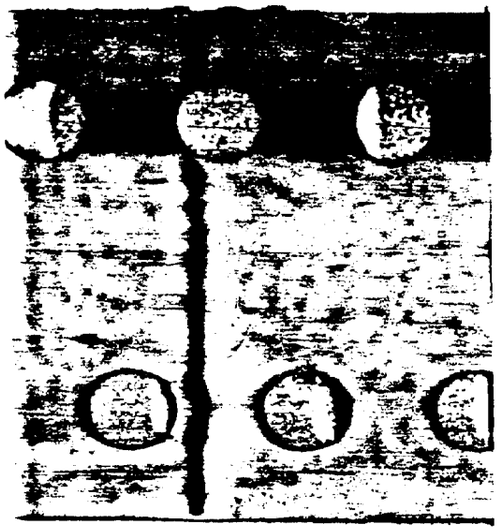
Affiant

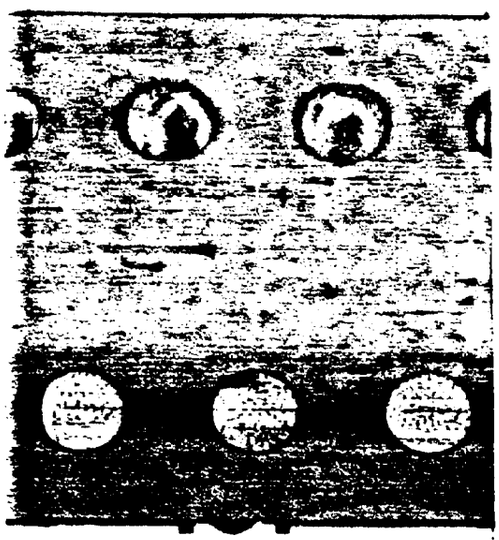
Sworn and subscribed before me on the 28th day of May, 1996.

Notary Public

My Commission Expires: 11/30/97

3247 06/03 0101 03CHECK 1193.00





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 160

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 320000.00
				DON TX 1184.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1193.00
				CHECK 1193.00
			06/03/96 01	12:43 0001 B247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187902
IDENTIF. # REFERENCE

96 JUN -3 PM 12:38
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046136