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

BOOK 10073 PG 97

W & I Ref: (mn) Title No: 37776
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Lee Wayne Tammy Redella Wayne 1905 Lombardy Avenue Nashville, Tennessee 37215	NationsBank of Tennessee, N.A. 5121 Maryland Way Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 117-7-39

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 **Margaret Cotten Maayan, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Lee Wayne and spouse, Tammy Redella Wayne,** 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 Davidson County, Tennessee, being the westerly part of Lot No. 33 of Block "A" on thew Map of the Final Plat of Walter Stokes Home Place, of record in Book 974, page 92, Register's Office for said County, and described according to a copy of a survey thereof made September 27, 1939, by Blanchard and Parrish, Engineers, as fololows:

Beginning at a point in the southerly margin of Lombardy Avenue at an iron pin which is 1081.9 feet more or less west of the southwest intersection of said Avenue and Brightwood Avenue; thence westerly along the southerly margin of Lombardy Avenue 75 feet to an iron pin at the corner of Lot No. 34; thence southerly with the line between Lots Nos. 33 and 34, 169 feet more or less, to an iron pin at the corner of Lot Nos. 12, 13, 33 and 34; thence with the line between Lots No.13 and 33 easterly 75 feet to an iron pin; thence northerly 169 feet mor or less to the point of beginning.

Being the same property conveyed to Margaret Cotten Maayan by quitclaim deed from Edina Mansel Cotten, a widow of record in Book 9392, Page 476, Register's Office for Davidson County, Tennessee.
This is improved property, known as: 1905 Lombardy Avenue, Nashville, Tennessee 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 31st day of May, 1996.

BOOK 10073 PG 98

Margaret Cotten Maayan

Margaret Cotten Maayan

State of Tennessee
County of Davidson

On this 31st day of May, 1996, before me the undersigned authority, personally appeared **Margaret Cotten Maayan**, 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.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

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: $ 172000.00

Affiant

Sworn and subscribed before me on the 31st day of May, 1996.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

0188670
IDENTIF. & REFERENCE

96 JUN -4 PM 1:35

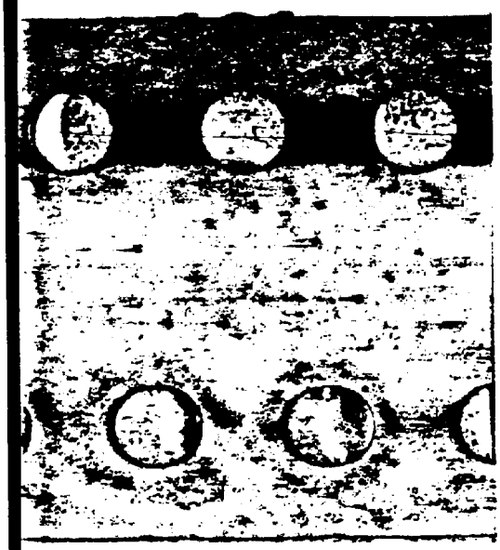
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

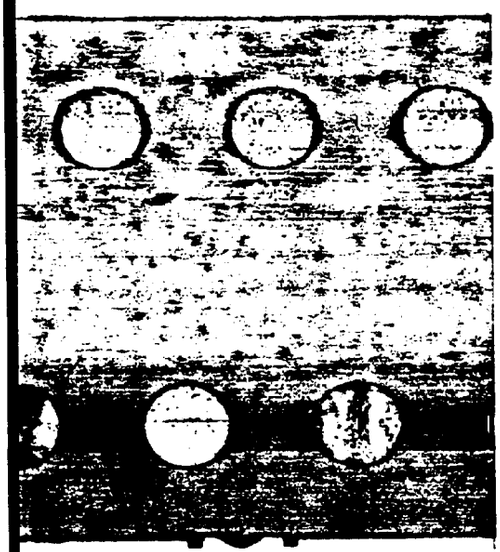
9039 06/04 0101 03CHECK 645.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 1073 PG 99

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	172000.00
CON TX	636.40
PRFEE	1.00
WDEED	8.00
TOTAL	645.40
CHECK	645.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9039

0188670
IDENTIF. ← REFERENCE

96 JUN -4 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046915