WARRANTY DEED

10088-395

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Joanne Mayfield
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: 7-26-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300. Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanne Mayfield (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 91-15
324 - 51st Avenue North (ADDRESS)	P. O. Box 35140 (ADDRESS)	PARCEL 208
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Louisville, KY 40232 (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, Mariann L. Yeager , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joanne Mayfield

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 the southerly 50 feet of the northerly 100 feet of the westerly one-half of Block No. 9, on The Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Said part of Block No. 9 fronts 50 feet on the easterly side of 51st Avenue North, formerly 10th Street, and extends back between parallel lines, parallel with and 50 feet south of the southerly margin of Park Avenue, 150 feet to an alley.

Being the same property conveyed to Mariann L. Yeager, unmarried, by deed from the Estate of Gertrude Spence Spray, of record in Book 9181, page 737, said Register's Office.

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

unimproved ( )
This is improved (X) property, known as 324 - 51st Avenue North, Nashville, Tennessee 37209
(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 14th day of June, 19 96

Mariann L. Yeager

Mariann L. Yeager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10088 PG 399

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mariann L. Yeager

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 14th day of June, 1996.

Commission expires 7-21-97

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 ____

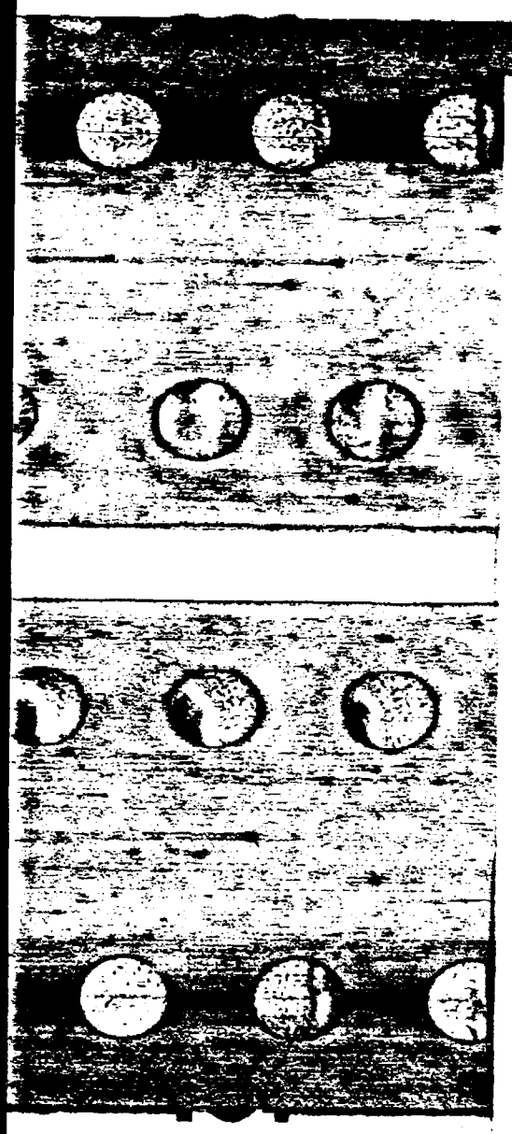
Notary Public

0193279
IDENTIFICATION REFERENCE

96 JUN 17 AM 10:41
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4103 06/17 0101 03CHECK 462.25



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

RECEIVED OF _____

FOR _____

BOOK 10088 PG 397

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 122500.00
				CON TX 453.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 462.25
				CHECK 462.25
			06/17/96 01	10:44 0001 4103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0193279

96 JUN 17 AM 10:44

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1051914