BK/PG 10089:490

Box 5

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
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Peggy Daniel
Affiant

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

Notary Public

MY COMMISSION EXPIRES 1-25-97 ~~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
Russell Daniel	SAME	149-9
(NAME)	(NAME)	
4717 Debra Drive		27
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		2DU-22836
(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, P. Lindsay Sale Tinney and Jack Sale and Elizabeth G. Sale

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell Daniel and wife, Peggy Daniel

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. 39 on the Plan of Debra Heights Section 3 of record in Plat Book 4175, Page 6, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to P. Lindsay Sale and Jack Sale and wife, Elizabeth G. Sale by deed of record in Book 6939, Page 447, Register's Office for Davidson County, Tennessee.

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

P. Lindsay Sale and P. Lindsay Sale Tinney being one and the same person.

This instrument is executed on behalf of Jack Sale and wife Elizabeth G. Sale by P. Lindsay Sale Tinney as their Attorney-in-Fact pursuant to recorded Power of Attorney of record in Book 10089, Page 489, in the Register's office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 4717 Debra Drive, Antioch, TN 37013
(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 our hand$ this 14th day of June 19 96

P. Lindsay Sale Tinney

Jack Sale by P. Lindsay Sale-Tinney Atty in Fact

Elizabeth G. Sale by P. Lindsay Sale-Tinney, Atty in Fact
Elizabeth G. Sale

DCTN01:WC

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 P. Lindsay Sale Tinney ~~and Jack Sale and Elizabeth G. Sale~~

the bargainor ~~s~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 14 day of June, 19 96.

Commission expires October 9, 1999

Lori Holloway
Notary Public

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

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 6/14/96 before me personally appeared P. Lindsay Sale-Tinney, the person who executed the foregoing instrument on behalf of Jack Sale and wife, Elizabeth G. Sale, and acknowledged that she executed the same as the free act and deed of the said Jack Sale and wife, Elizabeth G. Sale, through Power of Attorney granted her by the said Jack Sale and wife, Elizabeth G. Sale.

Commission Expires: _____

Notary Public: Lori Holloway

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

0193644

IDENTIFICATION REFERENCE

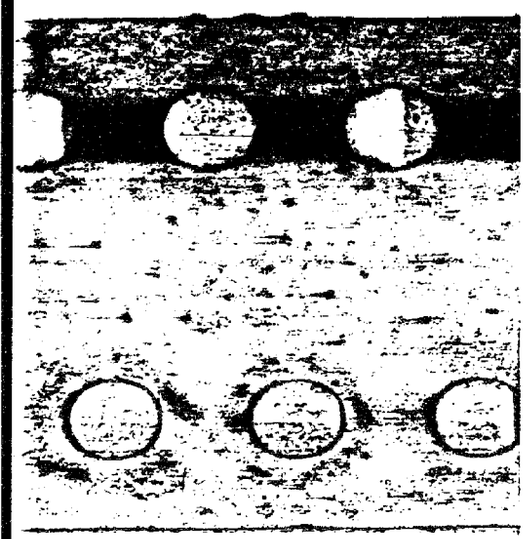
96 JUN 18 AM 9:33

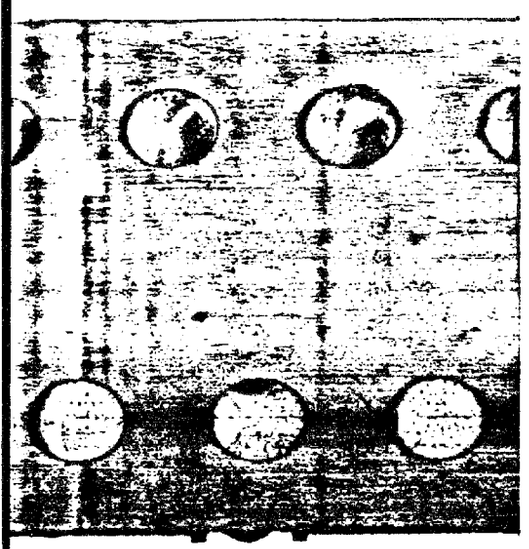
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

$511 06/18 0161 03CHECK

323.50

DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10089 PG 492

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 85000.00
				CON TX 314.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 323.50
				CHECK 323.50
06/18/96	01			09:34 0001 4511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193644
IDENTIFICATION REFERENCE

96 JUN 18 AM 9:3[illegible]

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1052314