BOOK 10106 PG 467

Box 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenneen Marie Dainwood (NAME)	Chase Manhattan Mortgage (NAME)	118-9-84
1110 Draughon Avenue (ADDRESS)	155 Franklin Rd., Suite 255 (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (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, Estate Of William A. Dainwood and Joseph Harold Dainwood and Jenneen Marie Dainwood

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jenneen Marie Dainwood

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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 51 on the Map of Leonte Subdivision, not of record, described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, in December, 1936, and March, 1938, as follows: Beginning at a point in the north margin of Draughon Avenue at the corner of Lots Nos. 51 and 52; thence with the line between said Lots, northerly 198 feet 6 inches to the corner of said Lots and of Lots 31 and 32; thence with the line between Lots Nos. 32 and 51, easterly 100 feet to the corner of said Lots and of Lots 33 and 50; thence with the line between said Lots 51 and 50, southerly 197 feet to the northerly margin of Draughon Avenue; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to William A. Dainwood and wife, Louise L. Dainwood by deed from Robert M. Anderson and wife, Vivian A. Anderson of record in Book 1577, page 103, Register's Office for Davidson County, Tennessee. The said William A. Dainwood and wife, Louise L. Dainwood both having since died, Louise having predeceased her husband. The property was devised to Willam Harold Dainwood under the Will of William A. Dainwood. The said William A. Dainwood having preceeded William A. Dainwood in death. The property having vested in Joseph Harold Dainwood and Jenneen Marie Dainwood by devise under the Will of William A. Dainwood of record in the Probate Court

CONTINUED

unimproved ( )
This is improved (X) property, known as 1110 Draughon Avenue, Nashville, Tennessee 37204
(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 28th day of June 19 96

Estate Of William A. Dainwood
By: Estate of William A. Dainwood by Joseph H. Dainwood
Joseph Harold Dainwood, Executor

Joseph Harold Dainwood

Joseph Harold Dainwood - Executor

Jenneen Marie Dainwood

BOOK 10106 PG 468

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Harold Dainwood and Jenneen Marie Dainwood

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of June 1996

Commission expires 3/6/99

Brenda L Gehman
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 WILLIAMSON

0207 07/02 0101 03CHECK 508.50

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Harold Dainwood, Executor for the Estate of William A. Dainwood*and he as such Executor being authorized so to do executed the foregoing instrument for the purposes therein contained by himself as Executor.

*to me known or proved to me on the basis of satisfactory evidence,

Witness my hand and official seal this 28th day of June, 1996.

My Commission Expires: 3/6/99

Brenda L Gehman
Notary Public

LEGAL DESCRIPTION CONTINUATION

of Davidson County, Tennessee, Docket No. 95P-1091

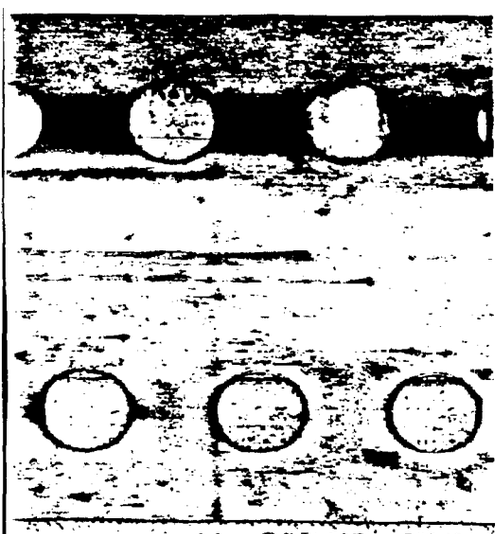
96 JUL -2 AM 7:49

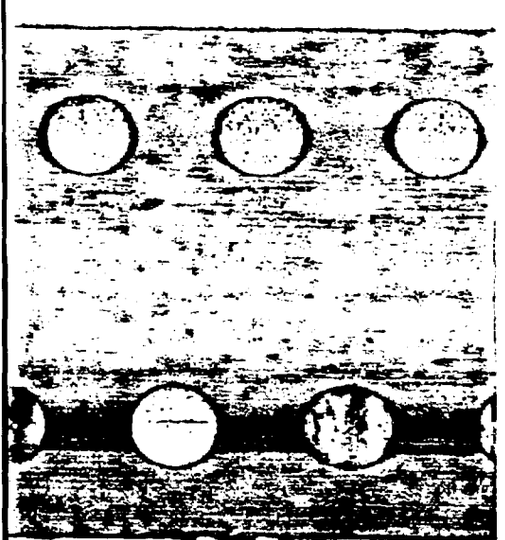
DAVIDSON COUNTY, TN

REGISTER

01 90973

REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10106 PG 469

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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50
CHECK 508.50

07/02/96 01 07:52 0001 0207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198973
IDENTIF. # REFERENCE

96 JUL -2 AM 7:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1057944