WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RESIDING IN TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,900.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES 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
Christian Leon	Chase Manhattan Mortgage Corporation	108-16
(NAME) 840 Woodcraft Drive	(NAME) 200 Old Wilson Bridge Road	367
(ADDRESS) Nashville, TN 37214	(ADDRESS) Worthington, OH 43085	30-91924
(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, Annetta M. Tatum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christian Leon and Heather C. Tynes, unmarried persons as joint tenants with right of survivorship

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. 178B on the Plan of Percy Priest Woods Section 4 of record in Plat Book 6250, Page 993, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Annetta M. Tatum by deed of record in Book 8700, Page 929, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Annetta M. Tatum by Kya Robottom as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10122, Page 87, in the Register's Office for Davidson County, Tennessee.

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

96 JUL 16 AM 10:32
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0204000
IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX) property, known as 840 Woodcraft Drive, Nashville, TN 37214
(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 20th day of June 1996

Annetta M. Tatum

By: Annetta M Tatum
Kya Robottom, Attorney-in-fact

KR Robottom as attorney-in-fact

DGTN-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 Annetta M. Tatum

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 Antioch, Tennessee, this 20th day of June 19 96.

Commission expires October 9, 1999

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 Davidson

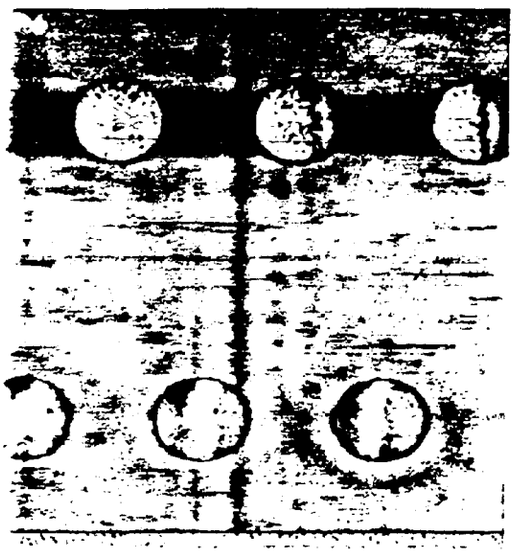
On this June 20, 1996 before me personally appeared Kya Robottom, the person who executed the foregoing instrument on behalf of Annetta M. Tatum, and acknowledged that she executed the same as the free act and deed of the said Annetta M. Tatum, through Power of Attorney granted her by the said Annetta M. Tatum.

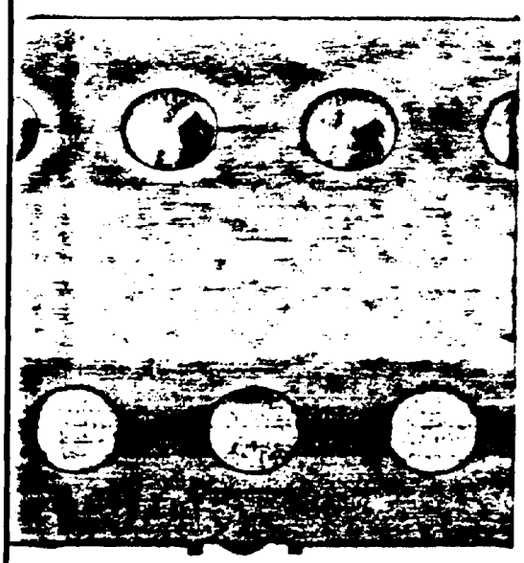
Commission Expires: 10.9.99

Lori Holloway
Notary Public

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

DCTNOTWO





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

RECEIVED OF _____

FOR _____

BOOK 10122 PG 90

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

DAMT	74900.00
CO TX	277.13
PRFEE	1.00
MTGFEE	8.00
TOTAL	286.13
CHECK	286.13

10:38 0001 5.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204000
IDENTIF. ↑ REFERENCE

96 JUL 16 AM 10: 33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063368