BOOK 10124 PG 17

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 89,900.00

Subscribed and sworn to before me, this the 12 day of July 1996

Charles J. Merriman 7-12-96
Affiant

My commission expires: 11-20-96 (Affix Seal)

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #6S20119
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Charles J. Merriman	CHASE MANHATTAN MORTGAGE CORPORATION
3222 Lakeland Drive	200 Old Wilson Bridge Road
STREET ADDRESS Nashville, TN 37214	STREET ADDRESS Worthington, OH 43085
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 96-11-181	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Dwayne W. Pickering and wife, Joyce D. Pickering

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Charles J. Merriman and wife, Deborah A. Merriman, as joint tenants with the right of survivorship
HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 108 on the Plan of Hickory Bend, Section 1, of record in Plat Book 3300 at page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Dwayne W. Pickering and wife, Joyce D. Pickering by Deed of record in Book 9406 page 896, Register's office for said County.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

This instrument is executed on behalf of Dwayne W. Pickering, also known as Dwayne Willis Pickering and Joyce D. Pickering, also known as Joyce Delene Pickering by Brenda J. Morrell, as their Attorney-in-Fact pursuant to a Power of Attorney being placed of record with this instrument.

THIS IS IMPROVED PROPERTY KNOWN AS 3222 Lakeland Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 s this 12 day of July ,1996

Dwayne W. Pickering by Brenda J. Morrell Attorney-in-Fact
Dwayne W. Pickering by Brenda J. Morrell,
Attorney-in-Fact

Joyce D. Pickering by Brenda J. Morrell
Joyce D. Pickering by Brenda J. Morrell,
Attorney-in-Fact

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 12 day of July , 1996 , before me personally appeared Dwayne W. Pickering & Joyce D. Pickering to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this 12 day of July 12, , 1996 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of July, 1996, before me personally appeared Brenda J. Morrell, to me known to be the person who executed the foregoing instrument on behalf of Dwayne W. Pickering, also known as Dwayne Willis Pickering, and Joyce D. Pickering, also known as Joyce Delene Pickering; and acknowledged that she executed the same as the free act and deed of the said Dwayne W. Pickering, also known as Dwayne Willis Pickering, and Joyce D. Pickering, also known as Joyce Delene Pickering.

Witness my hand and official seal.

E. Dianne Coble
Notary Public

My commission expires:

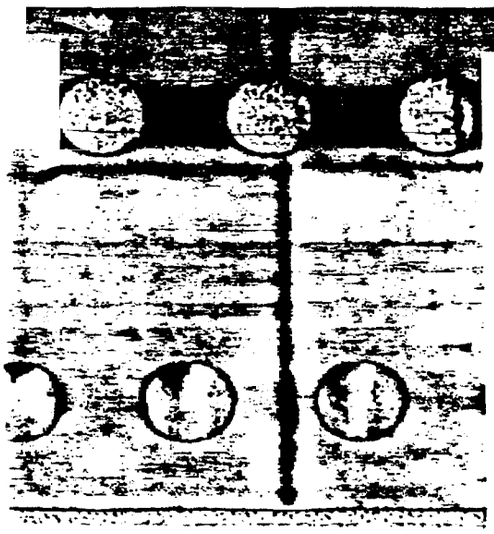
11-20-96

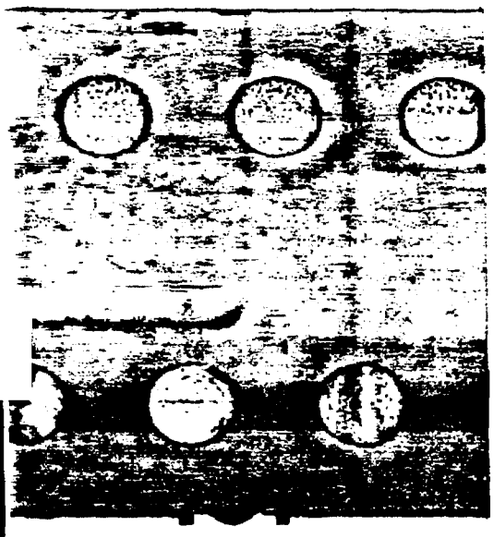
E. DIANNE COBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 20, 1998

0204557
IDENTIFICATION REFERENCE

96 JUL 17 PM 1:45
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6296 07/17 0101 03CHECK 341.63





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

RECEIVED OF _____

FOR _____

BOOK 10124 PG 19

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
TOTAL 341.63
CHECK 341.63

07/17/96 01 13:48 0001 6296

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204557
IDENTIF. & REFERENCE

96 JUL 17 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063955