WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Fred L. Gore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred L. Gore (NAME)	Citizens Saving Bank (NAME)	83-2-228
1302 Chapel Avenue (ADDRESS)	1917 Heiman Street (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37208 (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, Charlcie C. Johnson-Beene, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred L. Gore and wife, Janet A. Gore

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:

Beginning at a point in the northeast margin of Chapel Avenue 50 feet northwest of the northeast corner of Chapel Avenue and McKennie Avenue, the northwest corner of that part of said lot conveyed to A. L. Snell by deed of record in Book 741, Page 329, said Register's Office; thence with Snell's northerlyline between lots Nos. 12 and 13, said point being 69 feet north of the north margin of McKennie Avenue, Snell's northeast corner; thence northerly with the dividing line between Lots Nos. 12 and 13, 51 feet more or less to a point 30 feet more or less south of a 30 foot alley shown or said plan, the southeast corner of that part of said lot conveyed to L. L. Stephens by deed of record in Book 814, Page 191, said Register's Office; thence westerly with Stephens' southerly line 133 feet more or less to a point in the northeasterly margin of Chapel Avenue, Stephens' southwesterly corner; thence southwesterly with the northeasterly margin of Chapel Avenue, 51 feet more or less to the point of beginning.

Being the same property conveyed to Charlcie C. Johnson by deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 5683, Page 186, Register's Office for Davidson County, Tennessee.

Charlcie C. Johnson and Charlcie C. Johnson-Beene are one and the same person.

unimproved ( )
This is improved (X) property, known as 1302 Chapel Avenue, Nashville, TN 37206
(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 30th day of July, 19 96

Charlcie C. Johnson-Beene

Charlcie C. Johnson-Beene

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 Charlcie C. Johnson-Beene, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of July, 19 96.

Commission expires July 24, 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_____.

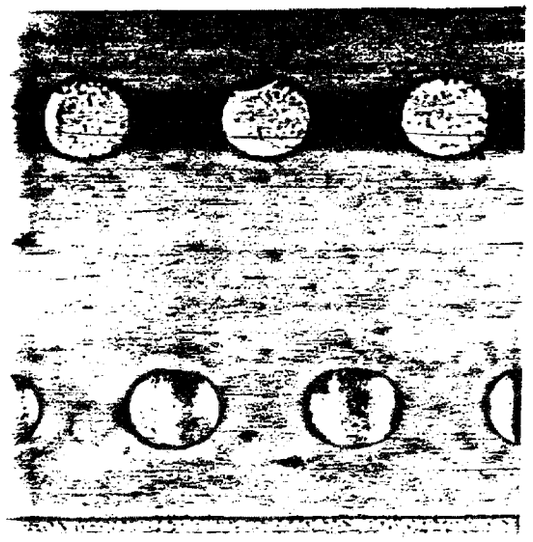
My commission expires _____

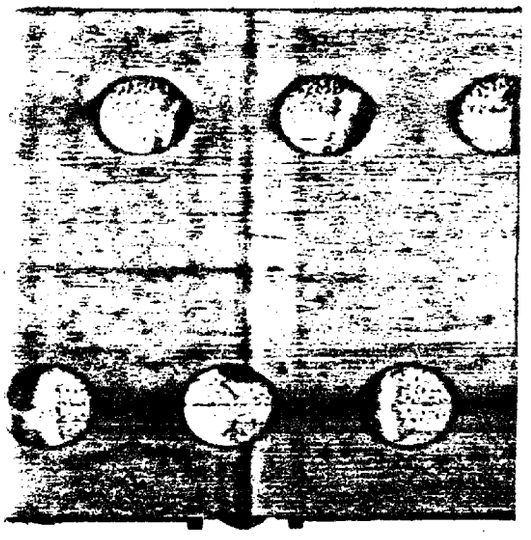
Notary Public

0208954
IDENTIF. ↑ REFERENCE

96 JUL 31 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1949 07/31 0101 03CHECK 171.00





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 32

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 44000.00
				CON TX 162.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 171.80
				CHECK 171.80
07/31/96	01			08:56 0001 1049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208954
IDENTIF. ← REFERENCE

96 JUL 31 AM 8:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1068640