FILE NO. 34778
FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF July, 1996

Notary Public

MY COMMISSION EXPIRES: 7-25-98

(AFFIX SEAL)

BOOK 10140 PG 920

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN STEINHOUSE	S A M E	118-4-206
(NAME)	(NAME)	
105 Trace End Drive		118-4-207
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, Tennessee 37069		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, JEAN ALEXANDER a/k/a JEAN TURNER ALEXANDER AND JEAN T. ALEXANDER, A Married Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN STEINHOUSE

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:

SEE ATTACHED LEGAL DESCRIPTION

0209727
IDENTIF. & REFERENCE

96 AUG -1 PM 1:01
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

SUBJECT PROPERTY HAS BEEN USED STRICTLY FOR INVESTMENT PURPOSES AND HAS NEVER BEEN THE RESIDENCE OF GRANTOR.

unimproved ( )
This is improved (X) property, known as 2236A Grandview Avenue and 2236 Nolensville Road, Nashville, TN 37211
(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, 1996

Jean Alexander
JEAN ALEXANDER a/k/a JEAN TURNER ALEXANDER

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Alan D. Mazer, a Notary Public in and for said County and State, the within named Jean Alexander

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 Nashville, Tennessee, this 30th day of July, 1996.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

BOOK 10140 PG 921

LEGAL DESCRIPTION

BEING that part of Lot No. 76, on the Map of a Subdivision of the G. P. Rose property, as of record in Book 547, page 74, Register's Office for said County, and described as follows:

BEGINNING at a point 20 feet easterly of the original rear line (the original 50 foot rear line extending 20 feet east having been donated to Davidson County, for an extension of Caldwell Avenue) showing 50 foot frontage on the east side of Caldwell Avenue, and running back between parallel lines 150 feet to a line.

BEING the same property conveyed to Jean Alexander by Warranty Deed from Ed Turrentine and wife, Ethelyne Turrentine, of record in Book 4298, page 272, Register's Office for Davidson County, Tennessee.

This is improved property known as 2236 Grandview Avenue, Nashville, Tennessee 37211.

BEING the southerly part of the easterly part of Lot No. 76 on the Plan of the Subdivision of the G. P. Rose Property, as of record in Book 547, page 74, Register's Office for said County.

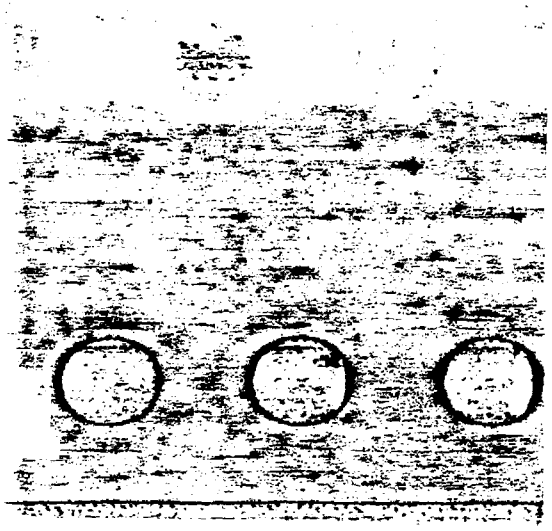
SAID part of Lot No. 76 fronts 58 feet on the westerly side of the Nolensville Pike and runs back between lines, 181 feet more or less on the northerly line and 192 feet more or less on the southerly line to the easterly line of the property conveyed to J. E. Fox and wife by deed of record in Book 854, page 281, said Register's Office, on which it measures 48 feet more or less.

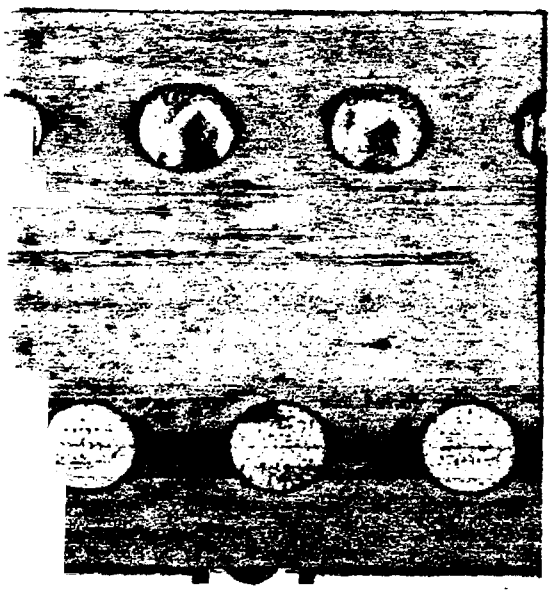
BEING the same property conveyed to Jean Turner Alexander as Devisee of Sara K. Lynch, a/k/a Sara K. Turner in the Will probated in Will Book 166, page 524, Probate Court for Davidson County, Tennessee, and recorded in Book 8086, page 798, said Register's Office.

This is improved property known as 2236 Nolensville Road, Nashville, Tennessee 37211.

INCLUDED in said description but EXCLUDED from this conveyance is the tract conveyed to the State of Tennessee in Book 4367, page 636, Register's Office.

1362 08/01 0101 03CHECK 209.10





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

RECEIVED OF _____

FOR _____

BOOK 10140 PG 923

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		53000.00	
	CON TX		196.10	
	PRFEE		1.00	
	WDEED		12.00	
	TOTAL		209.10	
	CHECK		209.10	
08/01/96	01	13:04	0001	1862

02C9727
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 1:01
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1069445