WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Janet L. McGrapth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(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
Janet L. McGrapth (NAME)	Right Mortgage Company (NAME)	105-5-545
1003 Summitt Avenue (ADDRESS)	325 West Main Street (ADDRESS)	
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	Lebanon, Tennessee 37087 (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, Bessie Robertson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet L. McGrapth, unmarried

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. 3 on the Plan of the Re-Subdivision of Section 81, Edgehill Estates as of record in Book 4885, Page 180, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wilbert Robertson and wife, Hazel L. Robertson by deed from Theodore H. Pailet, Trustee of record in Book 5094, Page 286, Register's Office of said county. The said Hazel L. Robertson having predeceased Wilbert Robertson and the said Wilbert Robertson having since died. The only heirs at law of Wilbert Robertson are Bessie Robertson, Albert J. Robertson and Walter C. Robertson. Albert J. Robertson conveyed all his rights, title and interest to Bessie Robertson by Quitclaim Deed of record in Book _____, page _____, and Walter C. Robertson conveyed all his rights, title and interest to Bessie Robertson by Quitclaim Deed of record in Book _____, page _____, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1003 Summitt Avenue, Nashville, Tennessee 37203
(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 31st day of July, 19 96

Bessie Robertson, unmarried Bessie M. Robertson
By: Barbara A. Robertson
Barbara A. Robertson, Attorney in Fact

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 Bessie Robertson, 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 31st 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Barbara A. Robertson, with whom I am personally acquainted, and who acknwledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the "attorney-in-fact" of Bessie Robertson and is authorized her or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witnes my hand, at Nashville, Tennessee, this 31st day of July, 1996.

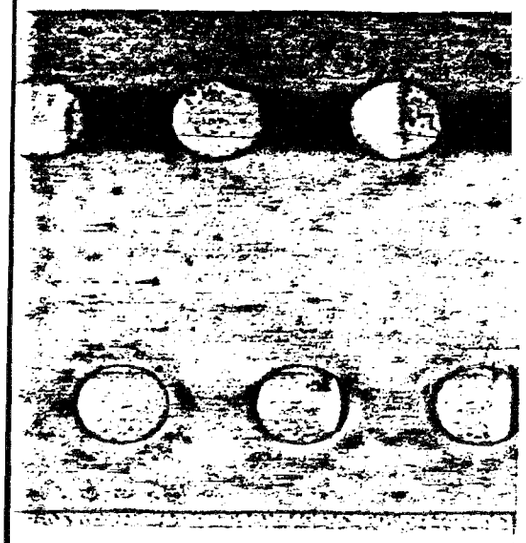
Notary Public

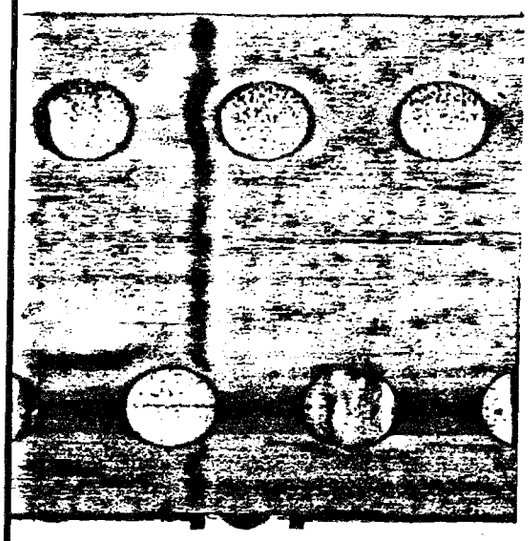
My Commission Expires: 7/24/99

3690 08/06 0101 03CHECK 179.20

96 AUG -6 AM 9:42
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
021431





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 84

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 46000.00
				CON TX 170.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 179.20
				CHECK 179.20
			08/06/96	01 09:44 0001 3690

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02111431
IDENTIF. ↑ REFERENCE

96 AUG -6 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1071256