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BOOK 10149 PAGE 666

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Gwendolyn Easley 3454 West Hamilton Ave Nashville, TN 37218	Guaranty Trust 726 South Trust St Murfreesboro, TN 37133-1218	Map 069-08-0 Parcel 006.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Janice R. Wooten and husband, James Michael Wooten (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Gwendolyn Easley, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 2 on the Plan of Haynes Park Subdivision, Section 1, as of record in Book 4300, page 115, Register's Office for said County.

Said Lot No. 2 fronts 84.7 feet on the northerly side of West Hamilton Avenue and runs back between lines, 169.33 feet on the easterly side and 91.46 feet on the westerly line to a line in the rear on which it measures 102.66 feet thereon.

Being the same property conveyed to Janice R. Wooten and husband, James Michael Wooten by Quitclaim Deed from Cordell H. Williams and wife, Ruth G. Williams of record in Book 9742, Page 542, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3454 West Hamilton Avenue, Nashville, Tennessee 37218.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $64,000.00.

Gwendolyn Easley
Affiant

Subscribed and sworn to before me this 23rd day of July, 1996.

Notary Public

My Commission Expires 10-12-99

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of July, 1996.

Janice R. Wooten

Janice R. Wooten

James Michael Wooten

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 **Janice R. Wooten and husband, James Michael Wooten**, the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-97

0212284

IDENTIFICATION REFERENCE

96 AUG -7 PM 2:28

DAVIDSON COUNTY, TN

575 38/07 2:01 CHECK

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10149 PG 668

CO - CONVEYANCE
MD - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 64000.00
				CON TX 236.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 245.80
				CHECK 245.80
			08/07/96 01	14:33 0001 4575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212282
IDENTIF. # REFERENCE

96 AUG -7 PM 2:28
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1017182