File For 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10151 PG 330

ADDRESS NEW OWNER:
Peggy S. Hall
1709 Jeans Court
Nashville, TN 37216

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Guaranty Trust Company
726 S. Church Street
Murfreesboro, TN 37130

MAP AND PARCEL:
MAP 72-14
PARCEL 397
15DA31415

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Estelle Chadwell, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Peggy S. Hall, 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:

BEING Lot 2, Jean's Estates, of record in Book 3500, Page 144, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John W. Chadwell and wife, Estelle Chadwell, by deed from Secretary of Housing and Urban Development, of Washington, D. C. of record in Book 4181, Page 824, Register's Office for Davidson County, Tennessee. The said John W. Chadwell is now deceased.

This is the same description as in previous deed of record.

This conveyance is subject to public utility easement, utility anchor easement, and minimum building setback line of record in Book 3500, Page 144, said Register's Office.

This is improved property known as 1709 Jeans Court, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Peggy S. Hall, unmarried, their heirs and assigns, forever; and we, Estelle Chadwell, a widow 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 7th day of August, 1996.

BOOK 10151 PG 331

Estelle Chadwell
Estelle Chadwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Estelle Chadwell, a widow 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 7th day of August, 1996.

Dixie Seagraves
NOTARY PUBLIC

My Commission Expires: 3-21-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 51,000.00.

Gregg L. Hall
AFFIANT

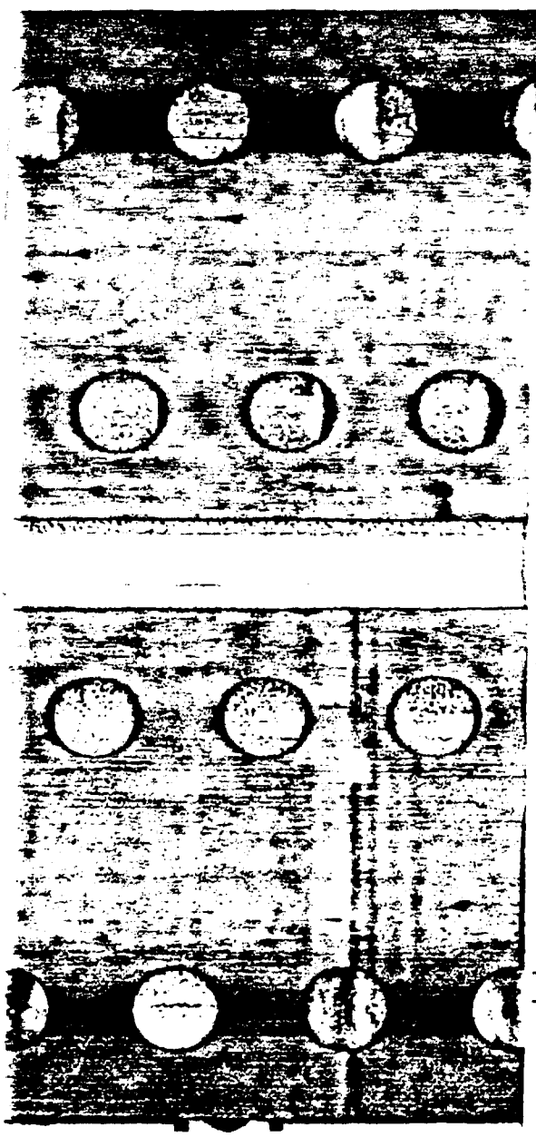
Subscribed and sworn to before me this 7th day of August, 1996.

Dixie Seagraves
NOTARY PUBLIC
My Commission Expires: 3-21-98

0212800
IDENTIF. ↑ REFERENCE

96 AUG -9 AM 8:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5165 08/09 0101 03CHECK 197.70



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

RECEIVED OF _____

FOR _____

BOOK 10151 PG 332

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	51000.00
			CON TX	188.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	197.70
			CHECK	197.70
08/09/96	01		08:16 0001	5165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212800
IDENTIF. ↑ REFERENCE

96 AUG -9 AM 8:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1017765