PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10174 PG 363

W & I Ref: (jc) Title No: 38186
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erik Dale Davis Wendy Davis 131 Harpeth Valley Road Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 159-02-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Scott McQueen and spouse, Tammy McQueen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erik Dale Davis and spouse, Wendy Davis,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 76 on the plan of Hounds Run of record in Book 6900, page 67, Register's Office for said County.

SAID Lot No. 76 fronts 149.29 feet on the southeasterly margin of Beddington Park and extends back 251.33 feet on the northeasterly line and 346.92 feet on the southwesterly line to a dead line in the rear, measuring 242.30 feet thereon.

BEING the same property conveyed to Christopher Scott McQueen and wife, Tammy McQueen by deed from Union Planters National Bank of record in Book 9101, page 217, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7079, Page 995, Book 7238, page 736 and Book 7836, page 995, said Register's Office, and to the matters set forth in the referenced Plan of record.

This is unimproved property, known as: 1317 Beddington Park, Nashville, TN 37215

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 1996.

Christopher Scott McQueen **Tammy McQueen**

State of Tennessee
County of Davidson

On this 30th day of August, 1996, before me the undersigned authority, personally appeared **Christopher Scott McQueen** and **Tammy McQueen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 66000.00

Affiant

Sworn and subscribed before me on the 30th day of August, 1996.

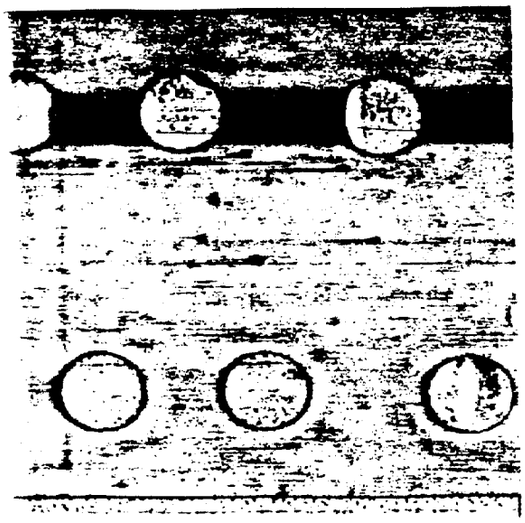
Notary Public

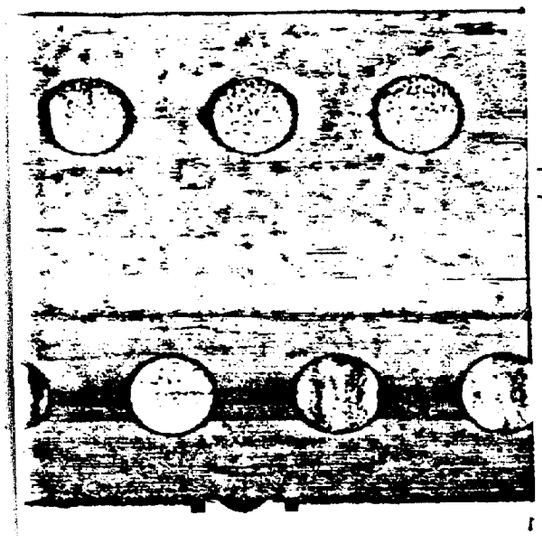
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

0220251
IDENTIF. & REFERENCE

96 SEP -3 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3148 09/03 0101 03CHECK 253.20





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

RECEIVED OF _____

FOR _____

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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 66000.00
				CON TX 244.20
				PRFEE 1.00
				WDEED 8.00
				TOTAL 253.20
				CHECK 253.20
			09/03/96 01	09:56 0001 3148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220251
IDENTIF. ↑ REFERENCE

96 SEP -3 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025661