35

WARRANTY DEED

File No: 00280765

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C. Oakley Christian, III	Owner	Map 105-16
[NAME]	[NAME]	
411 Foster Street		Parcels 161 &
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, Tn 37207		160
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Charles S. Fox and wife, Sue D. Fox and H. Wallace Edwards and wife, Elizabeth H. Edwards

have this day bargained and sold, and do hereby transfer and convey unto the said C. Oakley Christian, III, married

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Davidson } for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 5TH day of SEPTEMBER, 19 96

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved (X)
This is improved ( ) property known as 2131-33 Canady Avenue,
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 5TH day of SEPTEMBER, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles S. Fox

Sue D. Fox

H. Wallace Edwards

Elizabeth H. Edwards

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Charles S. Fox and wife, Sue D. Fox and H. Wallace Edwards and wife, Elizabeth H. Edwards, the within named bargainor(s), 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 Davidson COUNTY, Tennessee, this 5TH day of SEPTEMBER, 19 96.

Linda V. Jones Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of 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 _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 28 on the Map of John Canaday's Subdivision of West Lawn, as of record in Book 332, page 90, Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the westerly side of Canaday Avenue and runs back between parallel lines 160 feet to an alley.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of John N. Canaday's Subdivision of West Lawn, as of record in Book 332, page 90, said Register's Office.

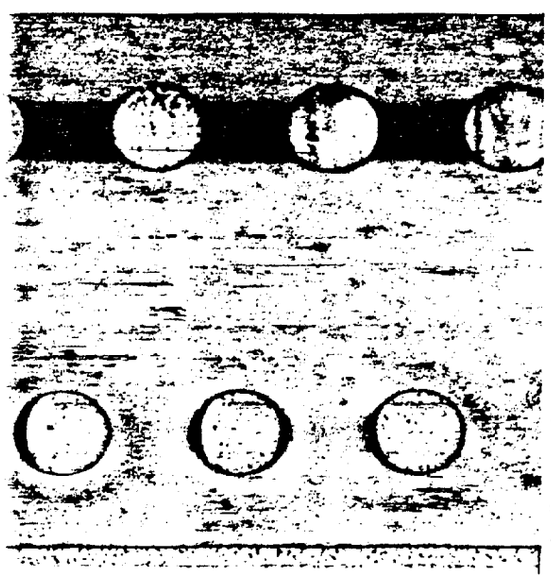
Said Lot No. 27 fronts 50 feet on the westerly side of Canaday Avenue and runs back between parallel lines 160 feet, more or less, to an alley.

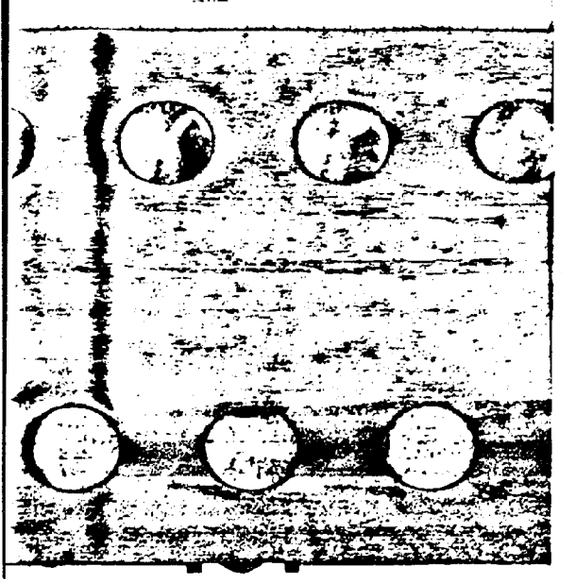
TRACTS I AND II being the same property conveyed to Charles S. Fox and H. Wallace Edwards, by deed from Ronald E. Wenzler, Jr., Trustee, of record in Book 8150, page 355, said Register's Office.

0221953
IDENTIF. & REFERENCE

96 SEP -5 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4941 09/05 0101 03CHECK 235.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10180 PG 777

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 235.00
				CHECK 235.00
			09/05/96 01	16:02 0001 4941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221953
IDENTIF. & REFERENCE

96 SEP -5 PM 3:58
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1027441