WARRANTY DEED

STATE OF TENNESSEE BOOK 10187 PG 109
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 157,200.00
Susan Henderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF September 19 96

JOHN T. COOPER NOTARY PUBLIC AT LARGE DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan Henderson (NAME)	Union Planters Bank (NAME)	103-08-0 127.00
116 43rd Avenue North (ADDRESS)	401 Union Street (ADDRESS)	103-08-0 128.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (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, Claiborne Risner and wife, Judith Anne Risner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan Henderson, **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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

0223876
IDENTIF. & REFERENCE

96 SEP 11 AM 9:01
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7007 09/11 0101 03CHECK 594.64

unimproved ( )
This is improved (X) property, known as 116 43rd Avenue North, Nashville, TN 37209
(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 our hand s this 4th day of September 19 96

Claiborne Risner
Claiborne Risner

Judith Anne Risner Judy Ann Risner
Judith Anne Risner

BOOK 10187 PG 110

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claiborne Risner and wife, Judith Anne Risner

the 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 Brentwood, Tennessee, this 4th day of September, 1996.

Commission expires 5/16/99

Notary Public

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.
My Commission Expires 5-16-99

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

EXHIBIT "A"

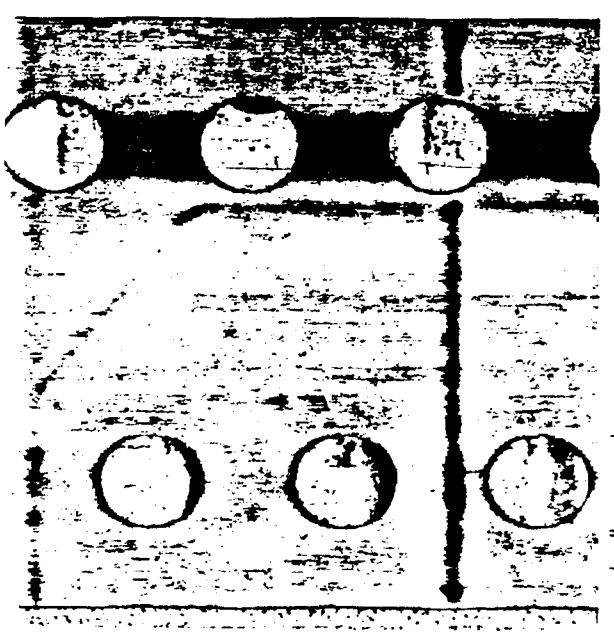
TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 15 on the Map of C. H. Tritschler's Subdisivion of Lots 347, 348 and part of 349 of Richland Realty Company's West Lawn Plan, of record in Plat Book 843, page 51, said Register's Office.

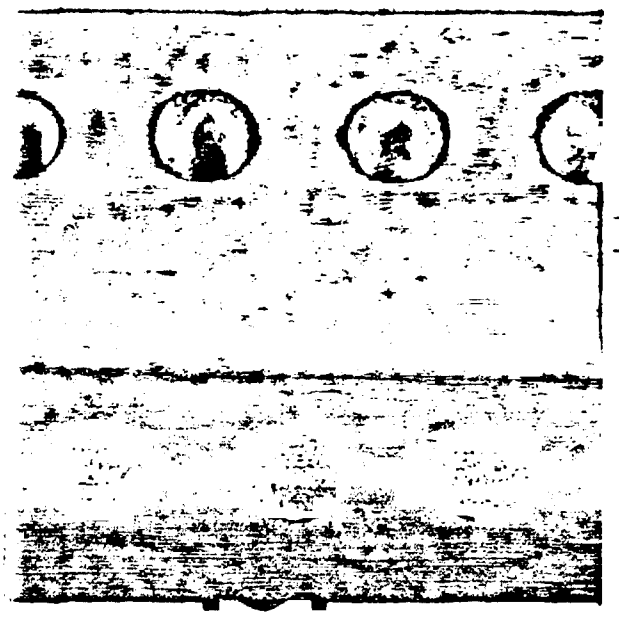
Said Lot No. 15 fronts 50 feet on the easterly side of 43rd Avenue North and runs back between parallel lines 195 feet, more or less, to a line in the rear which measures 50 feet thereon.

TRACT II:
LAND in Davidson County, Tennessee, being Lot No. 16 and part of Lot Nos. 21, 22, 23 and 24 on the Map of C. H. Tritschler's Subdivision of Lots 347, 348 and part of 349 of Richland Realty Company's West Lawn Plan, of record in Plat Book 843, page 51, said Register's Office.

Said Lot and parts of Lots are further described as commencing at the northwestern corner of the said Lot 16, said corner also being the southwestern corner of the above described Lot 15 (Tract I); thence, following the eastern boundary of 43rd Avenue North, southerly a distance of 50.20 feet, passing the southwestern corner of the said Lot 16 at 50.0 feet, to a point; thence, easterly across the said Lot 21 a distance of 45.58 feet to a point in the common boundary of the said Lots 21 and 22, said point being southerly along said common boundary a distance of 1.97 feet from the northeastern corner of the said Lot 21; thence, easterly across the said Lot 22 a distance of 50.0 feet to a point in the common boundary of the said Lots 22 and 23, said point being southerly along said common boundary a distance of 4.13 feet from the northeastern corner of the said Lot 22; thence, easterly across the said Lot 23 a distance of 50.0 feet to a point in the common boundary of the said Lots 23 and 24, said point being southerly along said common boundary a distance of 6.30 feet from the northeastern corner of the said Lot 23; thence, easterly across the said Lot 24 a distance of 50.0 feet to a point in the eastern boundary of the said Lot 24, said point being southerly along said eastern boundary a distance of 8.45 feet from the northeastern corner of the said Lot 24; thence northerly along the eastern boundary of the said Lots 24 and 16 a distance of 58.45 to the northeastern corner of the said Lot 16, said corner also being the southeastern corner of the said Lot 15; thence along the common boundary of the said Lots 15 and 16 westerly a distance of 195 feet, more or less, to the point of beginning.

BEING the same property conveyed to Theodore Perry Loftis and wife, Mary Vaughan Loftis, by Deed from Thomas M. Dorman, Gary Dorman and Jack Lawson Dorman being the heirs at law of Carmen E. Dorman and wife, Louise W. Dorman, both deceased, of record in Book 4165, Page 431, Register's Office for Davidson County, Tennessee. The said Theodore Perry Loftis having since deceased and Mary Vaughan Loftis having since quitclaimed her interest in the property to Claiborne Risner and wife, Judy Ann Risner of record in Book 6378, page 64, and in Book 8561, page 221, said Register's Office; and being part of the property conveyed to Clairborne Risner and wife, Judy Ann Risner by quitclaim deeds of record in Book 9182, page 336, Book 9182, page 339, and Book 9182, page 342, Register's Office of Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10187 PG 112

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 157200.00
CON TX 581.64
PRFEE 1.00
WDEED 12.00
TOTAL 594.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 594.64

09/11/96 01 09:07 0001 7007

96 SEP 11 AM 9:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

02.23876
IDENTIF. # REFERENCE

No. 1029475