BOOK 10199 PG 306

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,000.00

Betty L. Branch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
9th DAY OF September 19 96

D. W. McMACKIN
Notary Public

MY COMMISSION EXPIRES: EXP 9/29/99
(AFFIX SEAL)

DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BETTY L. BRANCH (NAME)	SAME (NAME)	Map & Parcel No.
3212 LEAWOOD DRIVE (ADDRESS)	(ADDRESS)	80-8-377
NASHVILLE, TN 37218 (CITY) (STATE) (ZIP)	(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, ROXANNE GRESHAM MOORE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BETTY L. BRANCH, 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:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Bordeaux Hills Addition, as of record in Book 4460, page 9, Register's Office for said County.

SAID Lot No. 29 fronts 55 feet on the east side of Leawood Drive and extends back between parallel lines 125 feet to a dead line.

BEING the same property conveyed to Roxanne Wells Moore by Quitclaim Deed from Kenneth Maurice Moore, Sr. of record in Book 6535, page 176, Register's Office for Davidson County, Tennessee. Roxanne Wells Moore and Roxanne Gresham are one and the same person, now known as Roxanne Gresham Moore.

0228070
IDENTIF. & REFERENCE

96 SEP 23 PM 1:09
FELIX Z. BRUSUAR REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 3212 LEAWOOD DRIVE, NASHVILLE, TN 37218
(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 my hand this 9th day of September 19 96

Roxanne Gresham Moore
ROXANNE GRESHAM MOORE

BOOK 10199 PG 307

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 ROXANNE GRESHAM MOORE, UNMARRIED

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at BRENTWOOD, Tennessee, this 9th day of September 19 96.

Commission expires O. W. McMACKIN NOTARY PUBLIC EXP. 9/26/98 DAVIDSON COUNTY, TN AT LARGE

Notary Public

STATE OF TENNESSEE
COUNTY OF

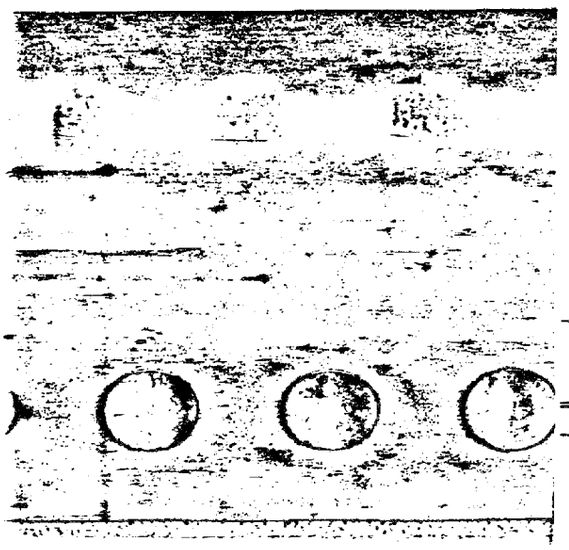
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

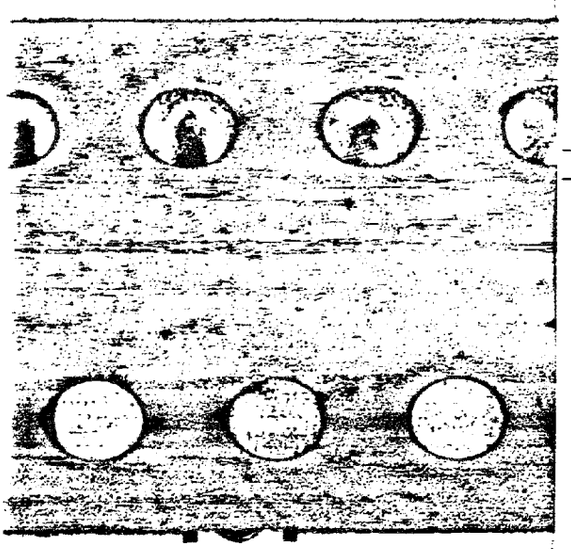
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

1489 09/23 0101 03CHECK 186.60





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

RECEIVED OF _____

FOR _____

BOOK 10199 PG 308

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 48000.00
CON TX 177.60
PRFEE 1.00
WDEED 8.00
TOTAL 186.60
CHECK 186.60

09/23/96 01 13:12 0001 1489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228070
IDENTIF. # REFERENCE

96 SEP 23 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033898