FILE NO. 34865

FILE BOX "7"

FORM NO. WD-1

BOOK 10202 PG 529

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 19 96

MY COMMISSION EXPIRES: 5-25-98

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCY S. BAKER	CHASE MANHATTAN MORTGAGE CORP.	MAP 148-1
(NAME) #8 Valley Forge	(NAME) P. O. Box 4025	PARC. 199 CO.
(STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205	(STREET ADDRESS) Monroe, Louisiana 71211-4025	5DU-6647
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, J. PHILLIP ESTES and DEBRA L. SMITH, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NANCY S. BAKER

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:

U2291 34 IDENTIF. & REFERENCE

LAND in Davidson County, Tennessee, being Lot No. 382 on the Plan of Hillbrook Subdivision, Section 6, as of record in Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to J. Phillip Estes and Debra L. Smith, both unmarried, by deed from Keven P. Peterson and Lloyd F. Smith, of record in Book 7160, page 17, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to ATLANTIC COAST MORTGAGE CO., of record in Book 7160, page 21, Register's Office for Davidson County, TN., and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH CHASE MANHATTAN MORTGAGE CORPORATION.

This is unimproved ( ) improved (X) property, known as 4928 Sherman Oaks Drive, Nashville, Tennessee 37211
(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 hereinset 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 hands this 3rd day of September, 19 96

J. PHILLIP ESTES

DEBRA L. SMITH

STATE OF TENNESSEE }
Davidson County }

BOOK 10202 PG 530

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named J. PHILLIP ESTES and DEBRA L. SMITH, both unmarried

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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September, 1996.

Commission Expires 7/25/98

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____, a Notary Public in and for 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 himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

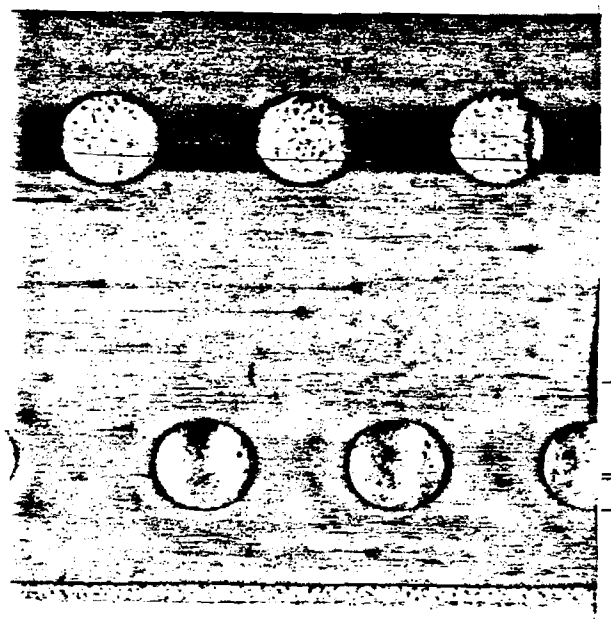
WARRANTY DEED

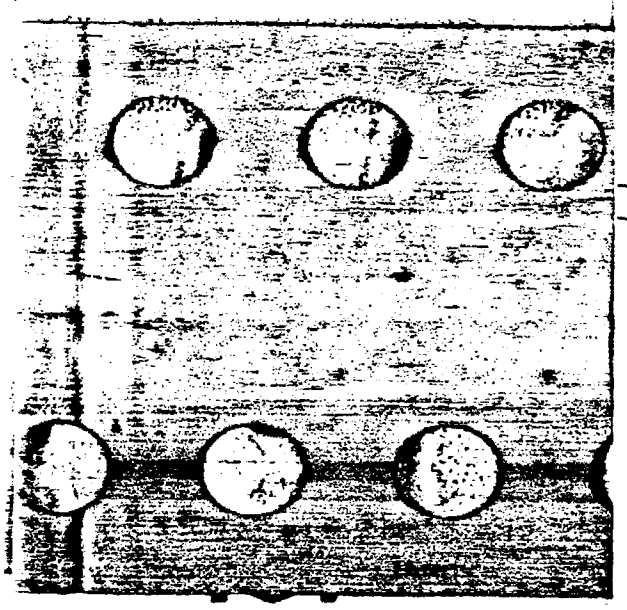
FROM

TO

2633 09/25 0101 03CHECK

8.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10202 PG 531

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

MISC 8.00
TOTAL 8.00
CHECK 8.00
09/25/96 01 13:36 0001 2633

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0229134
IDENTIF. ↑ REFERENCE

96 SEP 25 PM 1:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035034