THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
James Finchum 1911 Dahlia Court Nashville, TN 37214	Same	Map 95-51 Parcel 12

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the Grantee of the balance of an indebtedness to First American National Bank secured by a Deed of Trust of record in Book 8341, page 181, Register's Office for Davidson County, Tennessee;

I, Ernest P. Rector, unmarried,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

James Finchum

hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot No. 46 on the Plan of Dahlia Gardens, of record in Book 2663, page 93, Register's Office for said County, as follows:

Said Lot No. 46 fronts 73.2 feet on the southeasterly side of Dahlia Circle and extends back 489.3 feet on the northeasterly line and 264.8 feet on the southeasterly line to a dead line, measuring 293.5 feet thereon.

Being the same property conveyed to Ernest P. Rector by deed from Walter Hochstadt and wife, Billie Hochstadt of record in Book 4166, page 864, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is ( ) unimproved
(X) improved property at 1911 Dahlia Court, Nashville, TN 37214

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, his heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I further covenant and bind myself, my heirs and assigns, to warrant and defend title 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 16th day of July, 1992.

ERNEST P. RECTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ernest P. Rector, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 1992.

My Commission Expires:

11-21-92

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $34,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of July, 1992.

My Commission Expires:

11-21-92

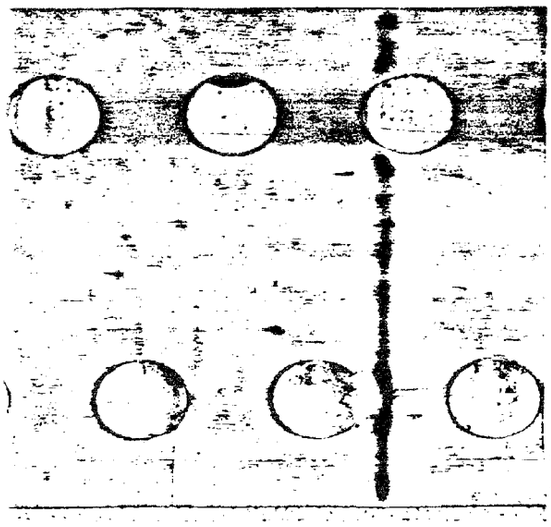
NOTARY PUBLIC

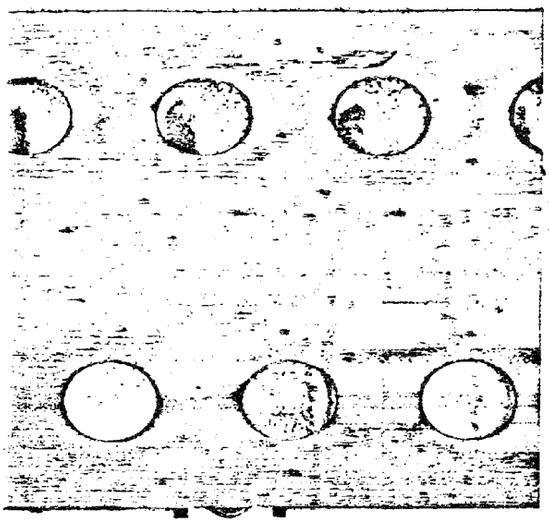
0238822
IDENTIF. & REFERENCE

96 OCT 22 PM 1:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2948 10/22 0101 03CHECK 134.80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10233 PG 351

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	34000.00
			CON TX	125.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	134.80
			CHECK	134.80
10/22/96	01	13:19	0001	2948

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238822 IDENTIF. # REFERENCE

96 OCT 22 PM 1:2[illegible]

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

№ 1079931

No [redacted]