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BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $195,000.00. **Affiant** Subscribed and sworn to before me, this 31st day of October, 1996. Notary Public My Commission Expires: 11/27/98

Address New Owner As Follows: Robert W. Cheney and wife, Rebecca H. Cheney 6009 Sedberry Road Nashville, TN 37205	Send Tax Bills To: SouthTrust Mortgage Corp. 5408 Maryland Way Brentwood, TN 37027	Map-Parcel Number: 116-13-059

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN S. PHIPPS, JR., AND WIFE, MARTHA B. PHIPPS,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT W. CHENEY AND WIFE, REBECCA H. CHENEY,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John S. Phipps, Jr., and wife, Martha B. Phipps by deed from Thomas C. Harrison, Jr., and Anne Harrison Cooper, of record in Book 6846, page 191, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1996 taxes, which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of record in Book 2331, page 120, Register's Office for said County.

This is improved property known as 6009 Sedberry Road, Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of October, 1996.

John S. Phipps, Jr.

Martha B. Phipps

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John S. Phipps, Jr.**, 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, at office, this 31st day of October, 1996.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martha B. Phipps,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 1996.

Notary Public

My Commission Expires: 11/27/99

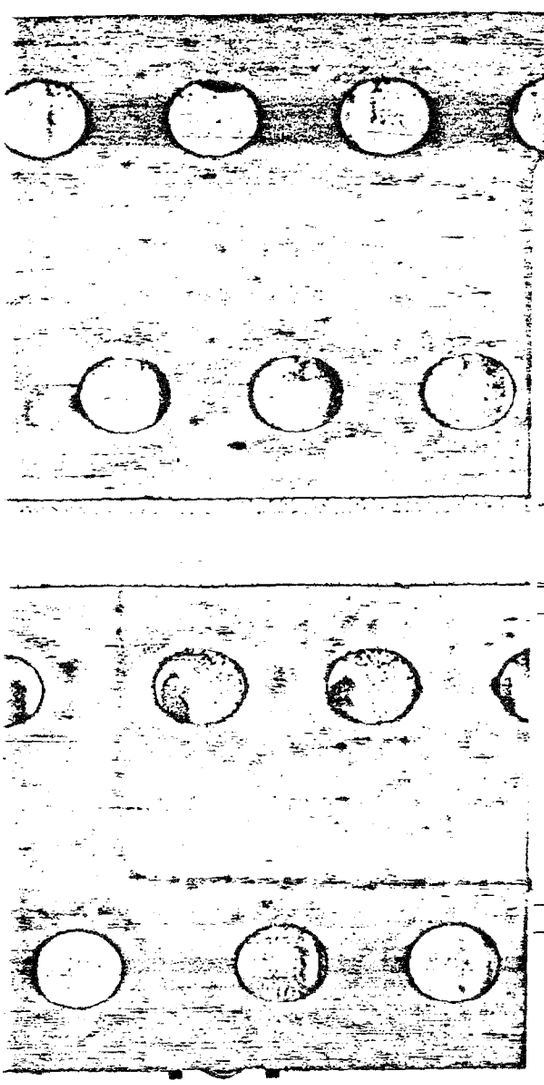
0242226

IDENTIF. ↑ REFERENCE

96 OCT 31 PM 3:49

FELIX Z. HAILSTON, REGISTER
DAVIDSON COUNTY, TN.

96 10/31 0101 03CHECK 730.50



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

RECEIVED OF _____

FOR _____

BOOK 10245 PG 46

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT
				195000.00
				CON TX 721.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 730.50
				CHECK 730.50
		10/31/96	01	15:52 0001 6626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242226
IDENTIF. ↑ REFERENCE

96 OCT 31 PM 3:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1083572