BOOK 10250 PG 409

PREPARED BY:

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of October, 1996, by and between EDWIN K. McCREA and BEATRICE D. McCREA, HUSBAND AND WIFE, , Grantors, and WANDA FAYE ALEXANDER, UNMARRIED, Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, EDWIN K. McCREA and BEATRICE D. McCREA, HUSBAND AND WIFE, , herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said WANDA FAYE ALEXANDER, UNMARRIED, herein referred to as Grantee, their successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 900 BOSCOBEL STREET, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantors do covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind, themselves their heirs and representatives, to warrant forever defend the title to said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

Edwin K McCrea

EDWIN K. McCREA
Signature of Seller

Beatrice D. McCrea

BEATRICE D. McCREA
Signature of Seller

8274 11/05 0101 03CHECK 231.30

0243766

IDENTIFICATION REFERENCE

96 NOV -5 PM 1:42

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN.

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, **EDWIN K. McCREA and BEATRICE D. McCREA, HUSBAND AND WIFE**, the within named 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, at office, this **24th** day of **October, 1996.**

Notary Public

My Commission Expires: 4/21/99

Name and Address of Property Owner:

WANDA FAYE ALEXANDER
900 BOSCOBEL STREET
NASHVILLE, TN 37206

Property Address:

900 BOSCOBEL STREET
NASHVILLE, TN 37206

Person Responsible for Taxes:

NATIONSBANK MORTGAGE CORPORATION
P.O. BOX 740017
LOUISVILLE, KY 40201

Parcel #: MAP 082-16, PARCEL 345

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$59,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **October, 1996.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

Prepared By +
RETURN TO:
COMMONWEALTH TITLE AGENCY
[illegible] TITLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of W.W. Totten's Addition to East Nashville, as of record in Book 57, page 22, Register's Office for said County.

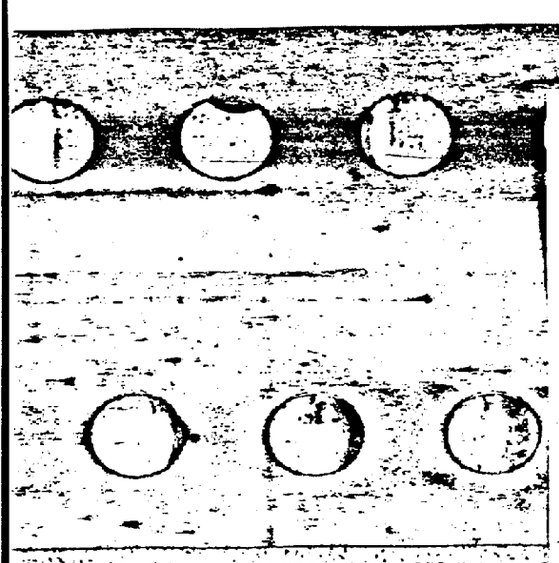
Said Lot No. 15r fronts 50 feet on the southerly side of Boscobel Street and runs back between parallel lines, with the easterly margin of South Ninth Street, 175 feet to an alley.

And Being the same property conveyed to EDWIN K. McCREA and BEATRICE D. McCREA, HUSBAND AND WIFE, by Deed from MAURICE KARR, TRUSTEE, of record in Book 4784, page 124, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 082-16, PARCEL 345).

2. All matters set forth on the Plan of record in Book 57, page 22, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

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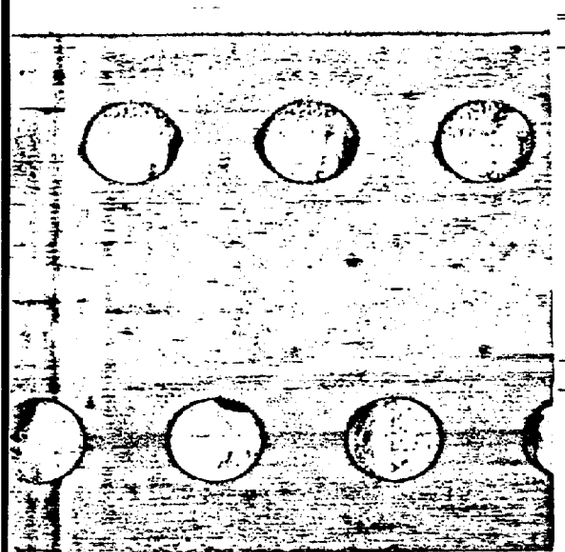
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 12.00
TOTAL 231.30
CHECK 231.30

11/05/96 01 13:44 0001 8274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0243766
IDENTIF. # REFERENCE

96 NOV -5 PM 1:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1085200