28B

96100016

THIS INSTRUMENT PREPARED BY:
Leroy J. Ellis III, Attorney
306 Gay Street, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Nell M. Herndon a married woman	**SAME**	**43-11-158**
119 Larchmont Drive **Madison TN 37115**		

BOOK 10252 PG 173

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Wanda L. McKinney, a widow have this day bargained and sold, and do hereby transfer and convey unto the said Nell M. Herndon, a married woman the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

BEING Lot No. 18 on the Second Revised Plan of Myatt-Eagan Subdivision of Lots Two and Three of Anderson Estates, of record in Book 1424, Page 150, Register's Office for said County as follows:

SAID Lot No. 18 fronts 131 feet on the west side of Larchmont Drive and runs back between parallel lines, 210 feet to a dead line.

BEING the same property conveyed to John M. McKinney and wife, Wanda L. McKinney by deed from Carl Phillip Rodgers and wife, Mary Sue Rodgers, of record in Book 4578, Page 369, Register's Office, Davidson County, Tennessee, the said John M. McKinney having since died, survived by the said Wanda L. McKinney as his widow.

8796 11/06 0101 03CHECK 323.50

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is 85,000.00.

Subscribed and sworn to before me this the 5th day of November, 1996.

Nell M Herndon
Affiant

Notary Public

My Commission Expires: May 28, 2000

Affix Seal

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This is ( ) unproved ( ) property known as 119 Larchmont Drive Madison, TN. 37115
( ) improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs, and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same in unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 5th day of November, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wanda L. McKinney
Wanda L. McKinney

96 NOV -6 PM 2:54
FELIX E. DAVIDSON COUNTY, TN. REGISTER

IDENTIF. & REFERENCE

02442 54

96100016

BOOK 10252 PG 174

STATE OF: Tennessee
COUNTY OF: Davidson

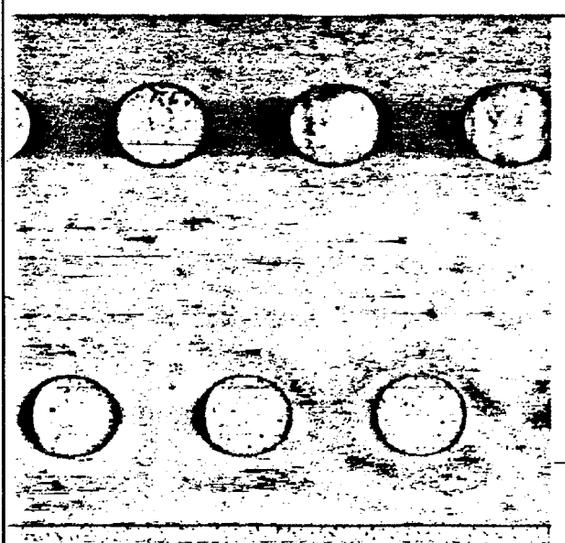
Personally appeared before me, Leroy Johnston Ellis, IV , a Notary Public in and for said County and State, Wanda Lee McKinney a widow , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

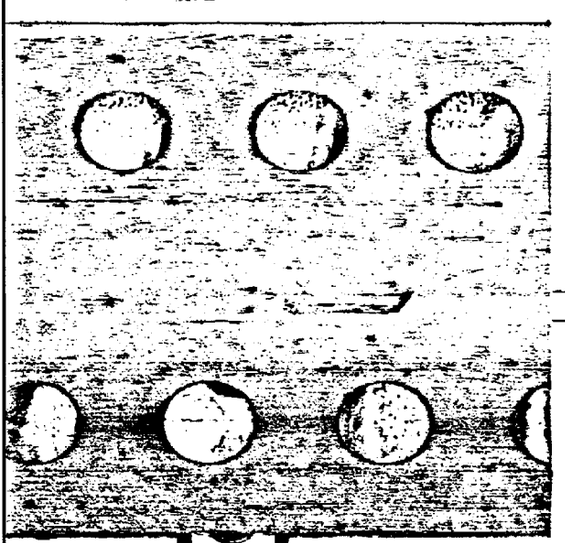
Witness my hand and official seal at Davidson County, Tennessee, this 5th day of November, 1996.

Notary Public

My Commission expires: May 28, 2000

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 10252 PG 175

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	85000.00
CON TX	314.50
PRFEE	1.00
WDEED	8.00
TOTAL	323.50
CHECK	323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8796

0244254
IDENTIF. & REFERENCE

96 NOV -6 PM 2:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1085718