THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

BOOK 10263 PG 47

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.
Helen N. Teague 605 Pierpoint Drive Nashville, TN 37207	*SAME* 2605 Shreeve Lane Nashville, TN 37207	70-4-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $75,000.

Helen N. Teague
Affiant

Subscribed to and sworn before me this 18th day of November, 1996.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Seventy Five Thousand Dollars ($75,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LUCIE B. PORTER** has this day bargained and sold, and does hereby transfer and convey unto **HELEN N. TEAGUE**, the Grantee herein, her heirs, personal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Haynes Heights Subdivision, Section II, of record in Book 2331, page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to LUCIE B. PORTER, by deed from WALTER YOUNG and wife, EVA G. YOUNG, of record in Book 3026, page 523, said Register's Office, and by Divorce Decree of record in Book 7851, page 435, said register's Office.

This is improved real property known as 605 Pierpoint Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, personal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, personal representatives, successors and assigns, against the lawful claims of all persons.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 18th day of November, 1996.

Lucie B. Porter
LUCIE B. PORTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LUCIE B. PORTER**, the within named bargainor, 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 Nashville, Davidson County, Tennessee, this 8th day of November, 1996.

Notary Public

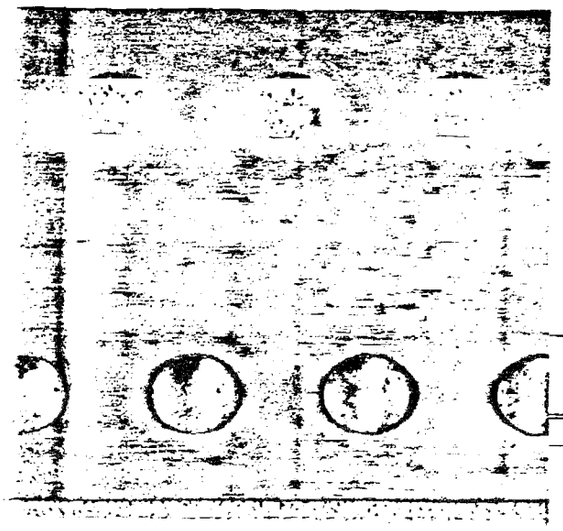
My Commission Expires: March 25, 2000

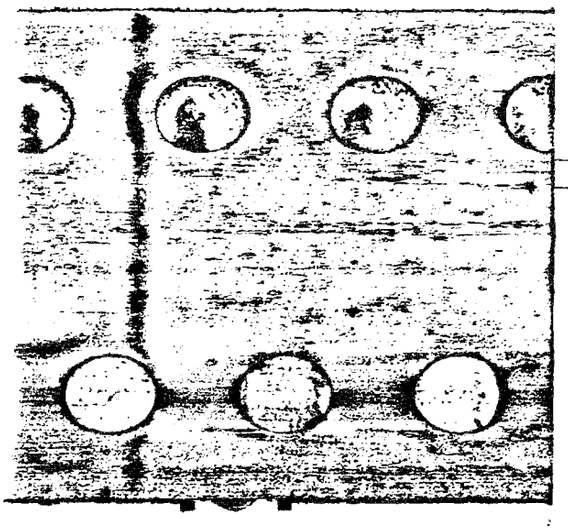
NOTARY PUBLIC AT LARGE

0247802
IDENTIF. ✦ REFERENCE

96 NOV 19 AM 10:51
FELIX A. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

6767 11/19 0101 CKCHECK 286.50





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

RECEIVED OF _____

FOR _____

BOOK 10263 PG 49

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

11/19/96 01 10:53 0001 6767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247802
IDENTIF. ↑ REFERENCE

96 NOV 19 AM 10:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089486