B04 24

BOOK 10263 PG 195

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,500.00

Jason D. Layne
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 3-21-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason D. Layne (NAME)	Pacific Southwest Bank (NAME)	MAP 43-13
233 Hickory Street (ADDRESS)	4144 N. Central Expwy., #850 (ADDRESS)	PARCEL 341
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	11D49165

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ovie Lee Rowland, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason D. Layne, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 9 of Block "E" on the Plan of Crittenden Estates Subdivision, as recorded in Book 974, Page 69, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ovie Lee Rowland by Last Will and Testament of Charles Henry Rowland, Docket No. 90010 and by Affidavit of record in Book 7424, Page 657, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all applicable easements and building setback lines of record in Book 974, Page 69, said Register's Office.

Grantor herein warrants to the grantee that she shall defend this estate for all taxes and debts whatsoever.

0247845

IDENTIF. & REFERENCE

96 NOV 19 PM 12:25
FELIX Z. ROSENTHAL REGISTER
DAVIDSON COUNTY, TN.

6849 11/19 0101 03CHECK 206.95

unimproved ( )
This is improved ( ) property, known as 233 Hickory Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 we do further covenant and bind ourselves, our heirs and representatives, 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 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 15th day of November, 19 96

Ovie Lee Rowland

Ovie Lee Rowland

BOOK 10263 PG 196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ovie Lee Rowland, Unmarried

the 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, Tennessee, this 15th day of November 19 96.

Commission expires 2-21-98

Notary Public

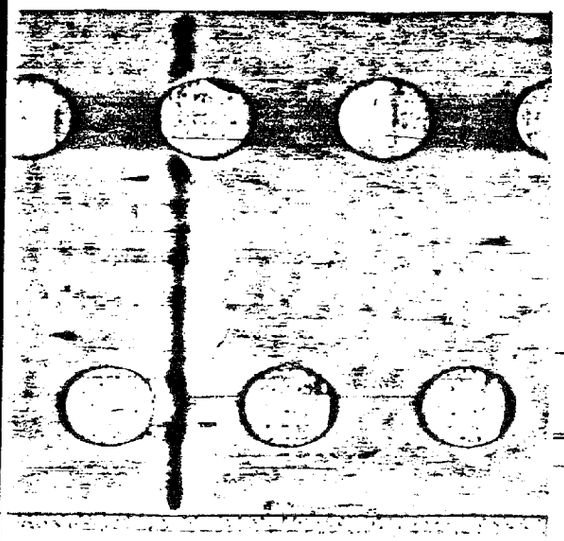
STATE OF TENNESSEE
COUNTY OF

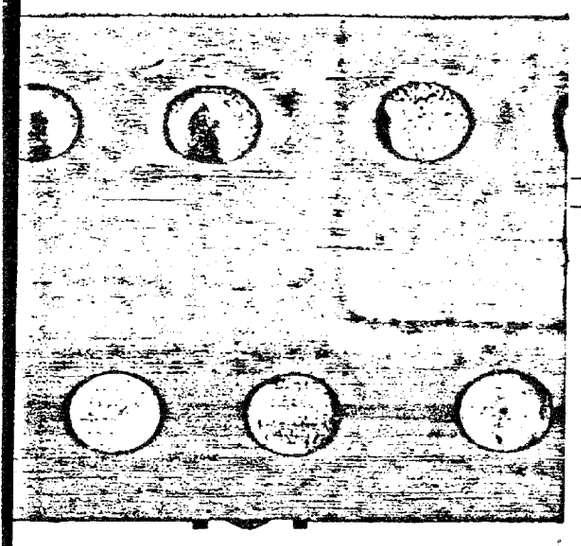
Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10263 PG 197

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 53500.00
				CON TX 197.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 206.95
				CHECK 206.95
11/19/96	01			12:26 0001 6849

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247845
IDENTIF. ↑ REFERENCE

96 NOV 19 PM 12:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089566