BOOK 10263 PG 483

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 131,950.00

Mary Ann Anderson
Affiant

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

PATRICIA NICHOLLS NOTARY

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Ann Anderson (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 136-10
376 Clearlake Drive West (ADDRESS)	P. O. Box 31728 (ADDRESS)	PARCEL 56
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Charlotte, NC 28231 (CITY) (STATE) (ZIP)	

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, Andrew K. Martin and wife, Linda M. Martin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Ann Anderson, a single person

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. 467, on the plan of Priest Lake Park, Section 7-B, of record in Plat Book 5200, Page 175, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 467 fronts 125.0 feet on the westerly margin of Clearlake Drive and extends back 199.04 feet on the northerly line and 214.19 feet on the southerly line, said southerly and northerly lines intersecting at a point in the rear.

BEING the same property conveyed to Andrew K. Martin and wife, Linda M. Martin by deed from Jimmy C. Hong and wife, Edith D. Hong, of record in Book 6398, Page 297, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5456, Page 569, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 376 Clearlake Drive West, Nashville, TN 37217
(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 our hand S this 15th day of November 19 96

Andrew K. Martin

Linda M. Martin

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 Andrew K. Martin and wife, Linda M. Martin

the bargainor S 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 and official seal at Nashville, Tennessee, this 15th day of November, 19 96.

Commission expires May 24, 1997

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_____.

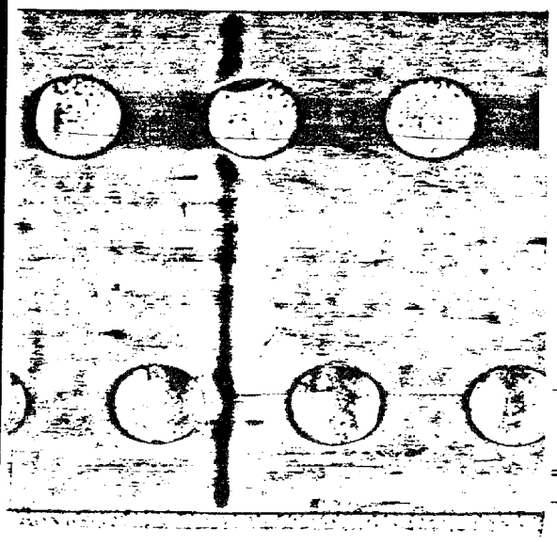
My commission expires _____

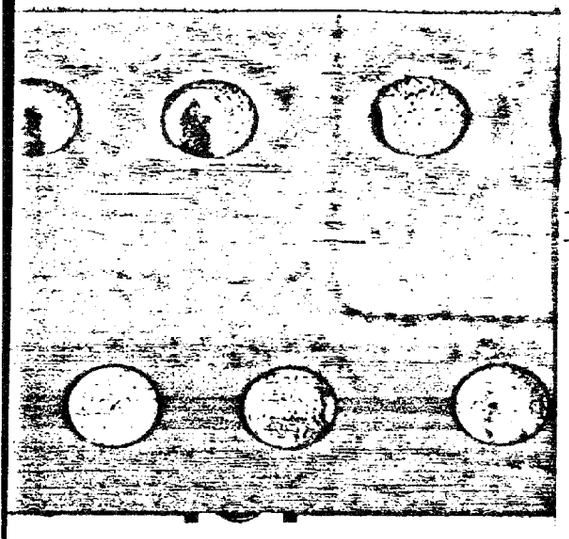
_____
Notary Public

0247925
IDENTIF. & REFERENCE

96 NOV 19 PM 2:03
ELLIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.

6935 11/19 0101 03CHECK 497.22





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

RECEIVED OF _____

FOR _____

BOOK 10263 PG 485

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	
				131950.00
			CON TX	488.22
			PRFEE	1.00
			WDEED	8.00
			TOTAL	497.22
			CHECK	497.22
11/19/96	01		14:05 0001	6935

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0247925
IDENTIF. # REFERENCE

96 NOV 19 PM 2:0
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, T

No. 1089652