Book 10266 Pg 568

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,000.00

A Enterprises, Inc. By:
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A Enterprises, Inc. (NAME)	Chase Manhattan Mortgage Corp. (NAME)	MAP 136-10
3736 Priest Lake Drive (ADDRESS)	343 Thornall Street (ADDRESS)	PARCEL 10
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (CITY) (STATE) (ZIP)	2DX960

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, Annie B. Cliff, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO A Enterprises, Inc., an Indiana corporation

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:

Land in Davidson County, Tennessee, being Lot No. 363 on the Plan of Priest Lake Park Subdivision, Section 6 of record in Book 5050, page 21 and 22, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Annie B. Cliff by deed from Wallace R. Sirbaugh and wife, Paulette S. Sirbaugh of record in Book 7782, page 951, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 5097, page 566, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

Grantee herein agrees to assume and pay the outstanding balance of an indebtedness to Chase Manhattan Mortgage Corporation (Atlantic Coast Mortgage Company, original mortgagee) in the original principal sum of $106,800.00 secured by a Deed of Trust of record in Book 6935, page 605, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 3736 Priest Lake Drive, 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 my hand this 15th day of November 19 96

Annie B. Cliff

BK/10266PG569

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 Annie B. Cliff

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 18th day of November 19 96.

Commission expires 1/22/97

NOTARY PUBLIC AT LARGE

Laura A. Beasley
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_____.

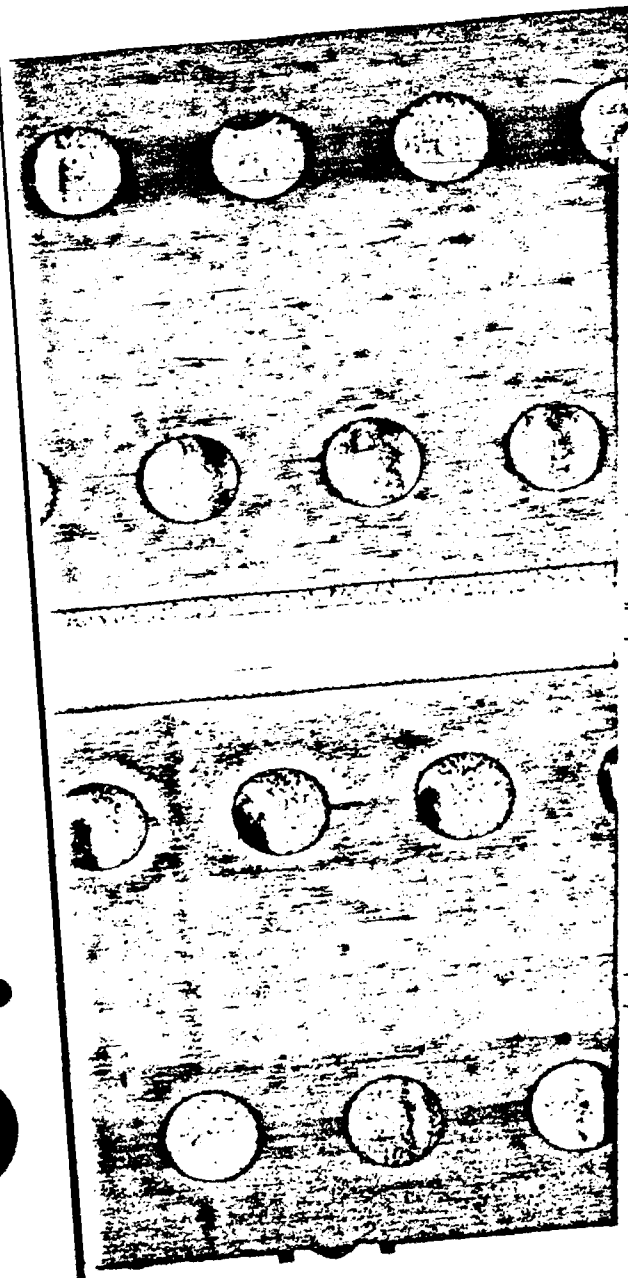
My commission expires _____

_____
Notary Public

02487802
IDENTIF. ↑ REFERENCE

96 NOV 21 AM 11:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7838 11/21 0101 03CHECK 504.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10266 PG 570

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

MAMT
134000.00
VOID
MAMT
134000.00-
CAMT
134000.00
CON TX 495.80
PRFEE 1.00
UDEED 8.00
TOTAL 504.80
CHECK 504.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/21/96 01 11:25 0001 7838

0248782
IDENTIF. & REFERENCE

96 NOV 21 AM 11:21
REGISTER
DAVIDSON COUNTY, TN.

No. 1090544