BOX 19B
96-11-40A

BOOK 10273 PG 397

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 48,900.00
Donna L. McDaniel
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF November 19 96
Notary Public
MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONNA L. McDANIEL	FIRST UNION MORTGAGE CORPORATION	MAP 072-09
(NAME)	(NAME)	
940 Oneida Avenue	150 Fayetteville Street Mall	PARCEL 057
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Raleigh, NC 27601-2919	FB 12DA-45945
(CITY) (STATE) (ZIP)	(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, AUSTIN D. YOUNG AND WIFE, STACEY M. YOUNG, AND GARY LARSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNA L. McDANIEL, AN UNMARRIED WOMAN

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 the South Part of Lot No. 126 on the Plan of Victory Heights, of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee.

SAID lot fronts 58 feet on the South side of Oneida Avenue, as now located, and runs back 150 feet on the East line, and 130 feet on the West line, to a dead line and measures 55 feet thereon.

BEING the same property conveyed to Austin D. Young and wife, Stacey M. Young, and Gary Larson, by Deed from Betty G. Hobbs, joined by husband, Douglas C. Wonder, of record in Book 9079, Page 422, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 940 Oneida Avenue, Nashville, TN 37207
(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 25th day of November 19 96

Austin D. Young
AUSTIN D. YOUNG

Gary Larson
GARY LARSON

Stacey M. Young
STACEY M. YOUNG

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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 AUSTIN D. YOUNG AND WIFE, STACEY M. YOUNG, AND GARY LARSON, UNMARRIED

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 Brentwood, Tennessee, this 25th day of November 19 96.

Commission expires July 24, 1999

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, executed 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 _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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

My commission expires _____

Notary Public

0250716
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 1:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9920 11/27 0101 03CHECK 189.93



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

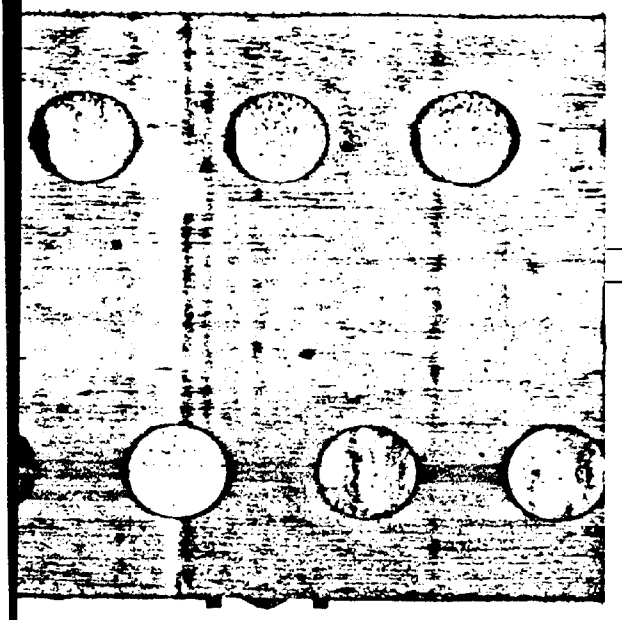
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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
11/27/96	01	13:09 0001	9920	

CAMT	48900.00
CON TX	180.93
PRFEE	1.00
WDEED	8.00
TOTAL	189.93
CHECK	189.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0250716

IDENTIF. ↑ REFERENCE

96 NOV 27 PM 1:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092603