First Title & Escrow Co., Inc.
Box #9B

FEE 10274 0935

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Dawn Kaley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

#14233

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn Kaley	NationsBanc Mortgage Corporation	Map 155-8-C
(NAME)	(NAME)	
7213 Poplar Creek Trace	P.O. Box 35140	Parcel 86
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Louisville, KY 40232	
(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, Lee Chira* and William C. Demetree, married
*unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dawn Kaley, unmarried

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. 86 on the Plan of Phase 2, Poplar Creek Estates, as of record in Plat Book 6900, Pages 339 through 347, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to William C. Demetree and Lee Chira by quitclaim deed from Lee Chira, Trustee of record in Book 10081, Page 487, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Upon oath, Lee Chira and William C. Demetree warrant, covenant and certify that the subject property is not their homestead as defined by Statute.

Linda J. Knudsen executes this instrument by the powers vested to her in those certain power of attorneys of record in Book 8813, Page 433, Book 8813, Page 432 and Book 8436, Page 860, said Register's Office.

unimproved ( )
This is improved (X) property, known as 7213 Poplar Creek Trace, Nashville, Tennessee 37221
(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 22nd day of November 19 96

Lee Chira by Linda J. Knudsen Attorney in Fact
Lee Chira

William C. Demetree by Linda J. Knudsen
William C. Demetree
attyn. in Fact.

BOOK 10274 PG 936

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

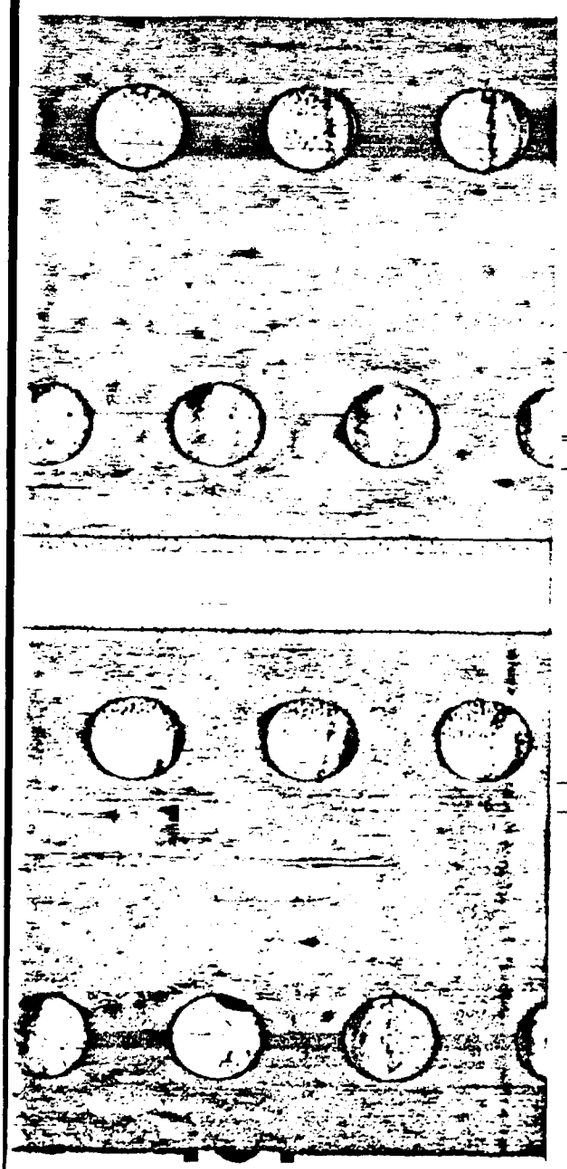
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda J. Knudsen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lee Chira and William C. Demetree, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Lee Chira and William C. Demetree.n WITNESS my hand and official seal at Brentwood, Tennessee, November 22, 1996.

Notary Public

My Commission Expires: 9/23/2000

0297 12/02 0101 03CHECK 612.10

0251066
IDENTIF. ↑ REFERENCE
96 DEC -2 AM 10: 17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10274 PG 937

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
				163000.00
				CON TX 603.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 612.10
				CHECK 612.10
12/02/96	01			10:19 0001 0297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02510 66
IDENTIF. ↑ REFERENCE

96 DEC -2 AM 10: 17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092973