0256552

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

96 DEC 17 AM 10:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.	MAIL ENV.
Parthenia McHaney **Linda Boyd** **3245 Lagrange Drive** **Nashville, TN 37218**	**SAME**	**80-8-142**	BOOK 10292 PG 861

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $46,000.00.

Linda Boyd
Affiant

Subscribed to and sworn before me this 16th day of December, 1996.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Forty Six Thousand Dollars ($46,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BILLY W. BLAIR and wife, DIANE E. BLAIR, have this day bargained and sold, and do hereby transfer and convey unto PARTHENIA McHANEY, a single person, and LINDA BOYD, a single person, the Grantee herein, their heirs, legal representatives, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Nashville, Davidson County, Tennessee, being Lot No.227 on the Plan of Section Three, Bordeaux Hills, of record in Book 3600, page 34, Register's Office of Davidson County, Tennessee, to which Plan reference is made for a more particular description.

Being the same property conveyed to Billy W. Blair and wife, Diane E. Blair, by deed from the Administrator of Veterans Affairs of record in Book 4834, page 787, said Register's Office.

This is improved real property known as 3245 Lagrange Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, their heirs, legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 16th day of December, 1996.

Billy W. Blair
BILLY W. BLAIR

BOOK 10292 PG 862

Diane E. Blair
DIANE E. BLAIR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BILLY W. BLAIR and wife, DIANE E. BLAIR**, the within named bargainors, 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.

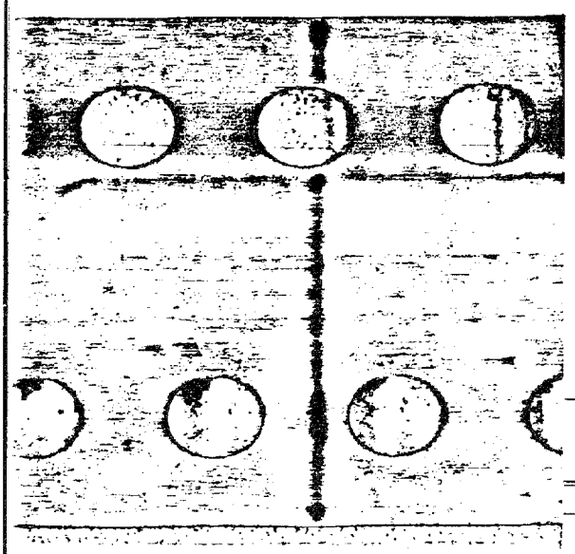
Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 16th day of December, 1996.

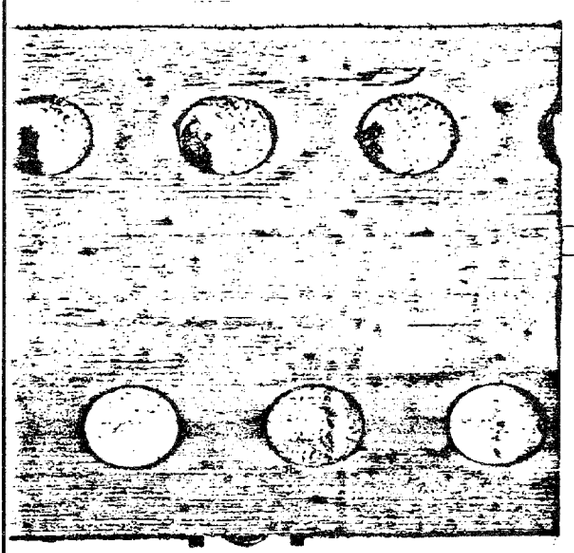
Notary Public

EVA M. LEMEH NOTARY PUBLIC

My Commission Expires: March 25, 2000

6511 12/17 0101 03CHECK 179.20





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

RECEIVED OF _____

FOR _____

BOOK 10292 PG 863

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	46000.00
			CON TX	170.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	179.20
			CHECK	179.20
12/17/96	01	10:37	0001	6511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256552
IDENTIF. ↑ REFERENCE

96 DEC 17 AM 10: 36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099116