This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

10295 PG 628

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Evelyn H. Rader 3006 Simmons Avenue Nashville, TN 37211	SAME	Map and Parcel 119-14-0-109.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

X Tanya W. Rader
AFFIANT

Sworn to and subscribed before me
this 16th day of December, 1996.

Notary Public
NOTARY PUBLIC

My Commission Expires: March 21, 1998

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WILLIAM HERB RADER and wife, TANYA W. RADER, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto EVELYN H. RADER, unmarried, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 37 of Block "A" on the Map of Woodbine Courts, Part One, as of record in Book 1130, page 39, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to William Herb Rader and wife, Tanya W. Rader, by Warranty Deed from Erskin R. Bailey and wife, Ruby D. Bailey, of record in Book 10006, page 238, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 1996 are a lien against said property. Map and Parcel 119-14-0-109.00.

2. All matters appearing on the plan of record in Book 1130, page 39, Register's Office for Davidson County, Tennessee.

3. Storm drainage easement of record in Book 4166, page 39, said Register's Office.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 3006 Simmons Avenue, Nashville, Tennessee 37211.

WITNESS our hands this 16th day of December, 1996 in Nashville, Tennessee.

WILLIAM HERB RADER

TANYA W. RADER

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 William Herb Rader and wife, Tanya W. Rader, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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

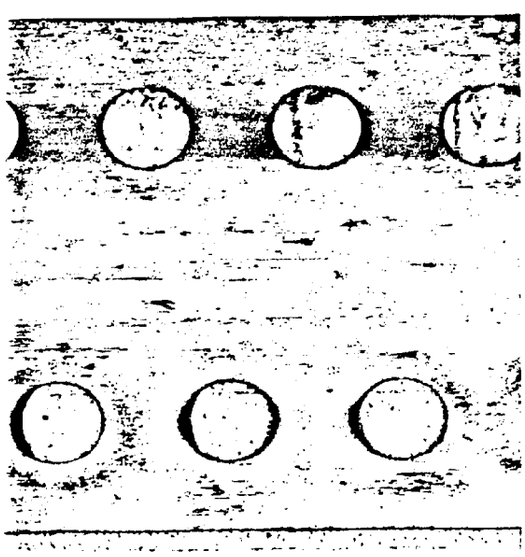
Notary Public

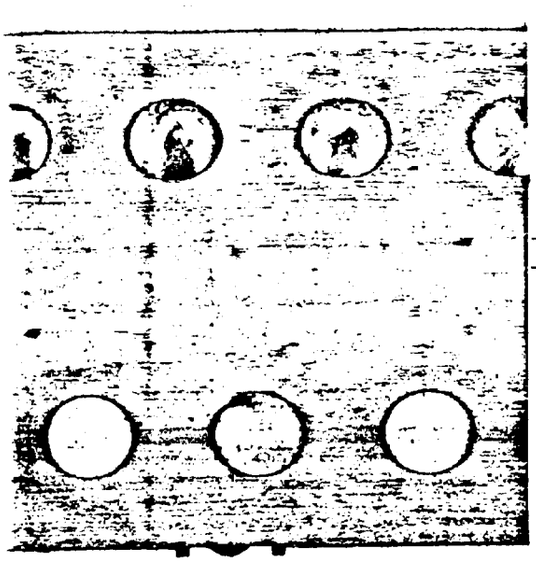
My commission expires: March 21, 1998

0257367
IDENTIF. ↑ REFERENCE

96 DEC 19 AM 10:28
DAVIDSON COUNTY, TN.

7401 12/19 0101 03CHECK 275.40





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10295 PG 630

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 72000.00
				CON TX 266.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 275.40
				CHECK 275.40

12/19/96 01 10:28 0001 7401

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257367

IDENTIF. ↑ REFERENCE

96 DEC 19 AM 10:

DAVIDSON COUNTY.

No. 1099990