WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35121)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 117,900.00
Edith C. Sannella
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
20th NOTARY December 19 96
PUBLIC
AT
LARGE
Notary Public
MY COMMISSION EXPIRES: 1/28/98
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edith C. Sannella (NAME)	Boatmen's National Mortgage (NAME)	147-6-209
5015 Suter Drive (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	6DU 41925
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (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, Estate of Mildred R. Radford and George Allen Radford and Donald Wayne Radford and Sherry Willis, and Ann Hughes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edith C. Sannella, 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. 256 on the Plan of Caldwell Country Estates, Section 5, of record in Book 3300, Page 16, Register's Office for said County, as follows: Said Lot No. 256 fronts 87.06 feet on the northerly side of Suter Drive and runs back 187.15 feet on the westerly side and 241.2 feet on the easterly side to a dead line measuring 125.52 feet thereon.

BEING the same property conveyed to Mildred R. Radford by deed from Alvin R. Blackford Jr. and wife, Janet M. Blackford of record in Book 4256, Page 467, Register's Office for Davidson County, Tennessee. Mildred R. Radford died May 25, 1996. Will was probated in case no. 96P1129, Probate Court of Davidson County, Tennessee.

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

Sherry Willis and Sherry Radford Swanson are one and the same person.
Ann Hughes and Ann Radford Brassell are one and the same person.

unimproved ( )
This is improved (X) property, known as 5015 Suter Drive, Nashville, TN 37211
(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 in this 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 20th day of December 19 96

Estate of Mildred R. Radford
Ann Hughes by George Allen Radford as her attorney in fact
George Allen Radford

Donald Wayne Radford by George Allen Radford as his attorney in fact
Sherry Willis by George Allen Radford as her attorney in fact
Ann Hughes by George Allen Radford as her attorney in fact

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 Estate of Mildred R. Radford and George Allen Radford EXECUTOR AND AS AN INDIVIDUAL the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of December, 19 96.

Commission expires 11/28/98

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____.

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 DAVIDSON

ON THIS THE 20TH DAY OF DECEMBER, 1996, BEFORE ME PERSONALL APPEARED GEORGE ALLEN RADFORD TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF DONALD WAYNE RADFORD, ANN HUGHES AND SHERRY WILLIS AS THEIR ATTORNEY IN FACT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF THE SAID DONALD WAYN RADFORD, ANN HUGHES AND SHERRY WILLIS.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS THE 20TH DAY OF DECEMBER, 1996.

NOTARY PUBLIC

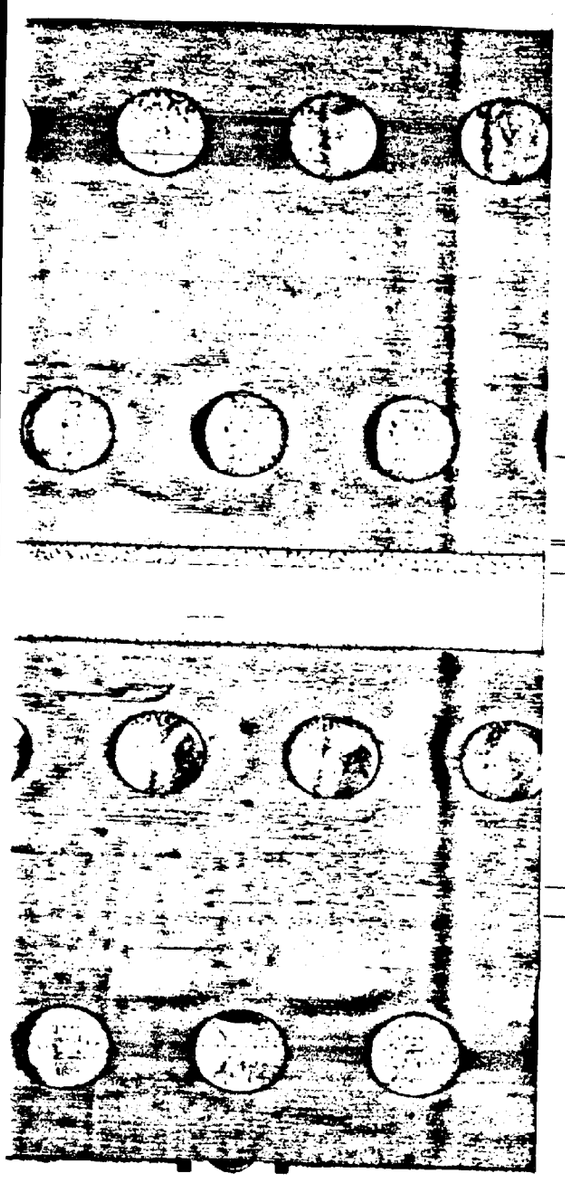
ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 11/28/98

0259451
IDENTIF. & REFERENCE

96 DEC 27 PM 2:56
DAVIDSON COUNTY, TN.

9737 12/27 0101 03CHECK 445.2



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

RECEIVED OF _____

FOR _____

BOOK 10302 PG 773

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	
				117900.00
			CON TX	436.23
			PRFEE	1.00
			WDEED	8.00
			TOTAL	445.23
			CHECK	445.23
12/27/96	01		14:56 0001	9737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259451
IDENTIF. ↑ REFERENCE

96 DEC 27 PM 2:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1102297