FILE BOX 45

BOOK 10308 PG 538

WARRANTY DEED

ZANA C. PETTY 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 $ 69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie Mae Wilson (NAME)	General Mortgage Corporation of (NAME)	MAP 92-2
2715 Meharry Blvd (ADDRESS)	825 SE 47th Terrace, P.O.Box 930 (ADDRESS)	PARCEL 165
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Cape Coral, FL 33910 (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, Helen Noel Teague and husband, Cass F.L. Teague,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlie Mae Wilson and Sherry Wilson and Kerry Wilson, all 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:

BEING Lot No. 40, Block 4, on the Map of Heffernan Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 43 feet on the southerly side of Heffernan Street, now Meharry Blvd., and runs back between lines along the easterly margin of an alley, 150 feet more or less to another alley in the rear on which it measures 37.8 feet.

BEING the same property conveyed to Helen Noel Teague by deed from Ora B. Clemons, a widow, of record in Book 4339, Page 295, Register's Office for said County.

Cass F. L. Teague is joining in this conveyance to convey any and all marital rights he may have in and to said property.

unimproved ( )
This is improved (X) property, known as 2715 Meharry Blvd, Nashville, TN 37208
(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 my hand this 23rd day of December, 19 96

Helen Noel Teague
Helen Noel Teague

Cass F.L. Teague
Cass F.L. Teague

BOOK 10306 PG 539

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 Helen Noel Teague and Cass F.L. Teague

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 Nashville, Tennessee, this 23rd day of December, 19 96.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, 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.

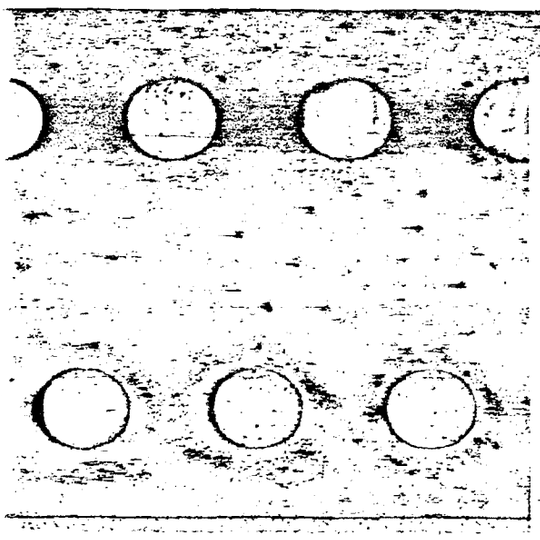
My commission expires

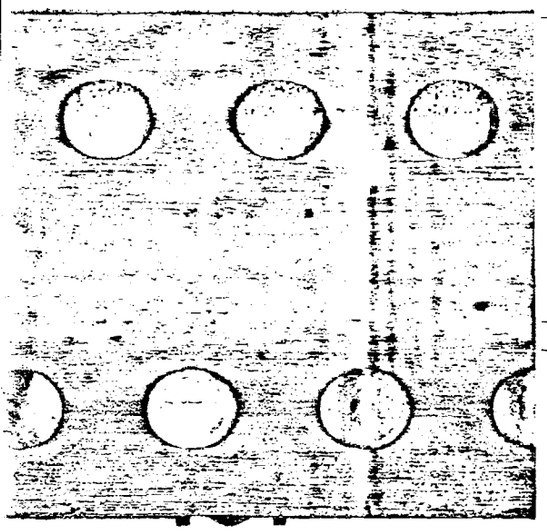
Notary Public

0126428
IDENTIFICATION REFERENCE

96 DEC 31 PM 2:14
FELIX A. ROLLINS REGISTER
DAVIDSON COUNTY, TN.

0855 12/31 0101 03CHECK 264.30





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

RECEIVED OF _____

FOR _____

BOOK 10306 PG 540

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 69000.00
				CON TX 255.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 264.30
				CHECK 264.30

12/31/96 01 14:17 0001 0855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260428
IDENTIF. & REFEREN CE

96 DEC 31 PM 2:14
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1103407