0265598

IDENTIF. ↑ REFERENCE 39-B

File #96-1234

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

BOOK 10324 PG 736

97 JAN 21 PM 1:36

FELIX DAVIDSON COUNTY, TN.

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Rubena J. Horn, a widow** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Betsy P. Schaffer and husband Steven S. Schaffer**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 16th Civil District of Davidson County, Tennessee, Being Lot No. 70 on the Map of Hollywood Place, of record in Book 547, Pages 85 and 86, Register's Office for said County.

Said Lot No. 70 fronts 100 feet on the west side of Kirtland Avenue and runs back between parallel lines 187.5 feet to a dead line.

Being the same property conveyed to Charles Horn and wife Rubena J. Horn by deed of record in Book 2956, page 383, RODC, Charles Horn having since died.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 4221 Kirtland Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 20th day of January, 1997

Rubena J. Horn

Rubena J. Horn

BOOK 10324 PG 737

State of Tennessee)
County of Davidson)

On this the 20th day of January, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Rubena J. Horn**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$200,000.00**.

Betsy P. Schaffer
Affiant

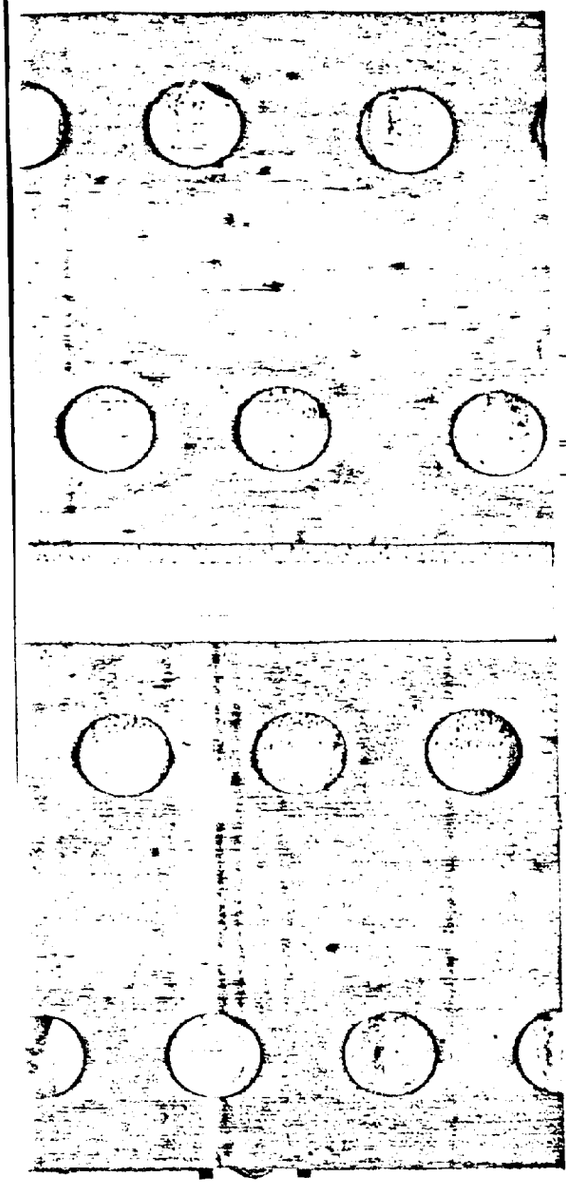
Sworn and subscribed before me on this the 20th day of January, 1997.

Notary Public

My Commission Expires: 11-22-97

6352 01/01 RECHEK 24.00

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Betsy P. Schaffer Steven S. Schaffer 4221 Kirtland Road Nashville, TN 37215	Norwest Mortgage, Inc. 100 South Fifth Street Minneapolis, MN 55440-0002	131-2-138



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10324 PG 738

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 20000.00
				CON TX 740.00
				VOID
				CAMT 20000.00-
				CAMT 200000.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 749.00
				CHECK 749.00
			01/21/97 01	13:35 0001 6352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265598
IDENTIF. ↑ REFERENCE

97 JAN 21 PM 1:36
REGISTER
DAVIDSON COUNTY, TN.

No. 1109342