WARRANTY DEED

BOOK 10328 PG 34

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,174.71

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arlin L. McRae (NAME)	Same (NAME)	MAP 43-09
P. O. Box 1411 (ADDRESS)	(NAME)	PARCEL 236
Hendersonville, TN 37077 (CITY) (STATE) (ZIP)	(ADDRESS) (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, Alfred Christino Dulay and wife, Danielle Marie Dulay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Arlin L. McRae

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. 36 and the easterly 76 feet of Lot No. 35, all Block "B", on the Plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 and the easterly 76 feet of said Lot No. 35 front together 12.5 feet on the northerly margin of Duling Avenue and extends back along the westerly margin of Bixler Avenue 165.5 feet on the easterly line and 165 feet on the westerly line to a dead line in the rear measuring 125 feet thereon.

Being the same property conveyed to Alfred Christino Dulay and wife, Danielle Marie Dulay by Deed of record in Book 9123, page 243, Register's Office for Davidson County, Tennessee.

Grantee herein agrees to assume the unpaid balance of a note secured by an Installment Deed of record in Book 9123, page 243, Register's Office for Davidson County, Tennessee.

7410 01/24 0101 03CHECK 250.15

0266577
IDENTIF. & REFERENCE

97 JAN 24 AM 9:22
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (X) property, known as 335 Duling Avenue, Madison, TN 37115
(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 our hand s this 22nd day of January 19 97

Alfred Christino Dulay

Arlin L. McRae

Danielle Marie Dulay

BOOK 10328 PG 35

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 Alfred Christino Dulay and wife, Danielle Marie Dulay and Arlin L. McRae

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 GOODLETTSVILLE, Tennessee, this 22nd day of January 19 97.

Commission expires 9/23/00

Notary Public

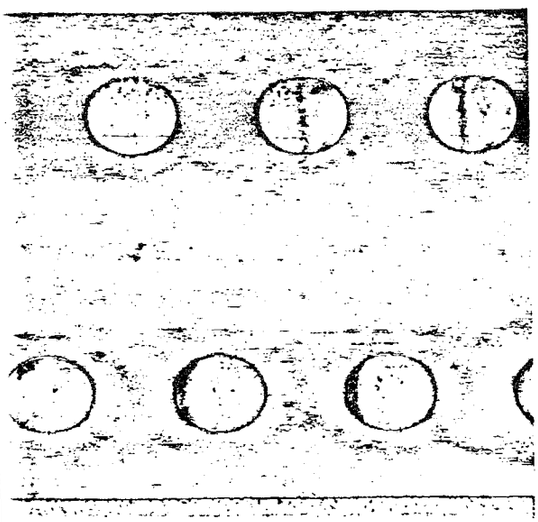
STATE OF TENNESSEE
COUNTY OF

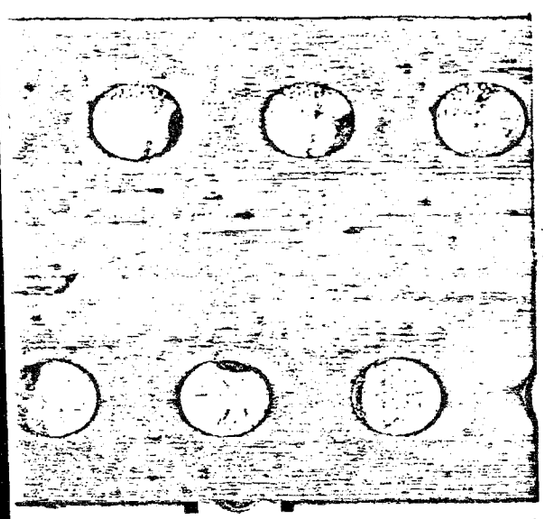
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, 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





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

RECEIVED OF _____

FOR _____

BOOK 10328 PG 35-A

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 65174.71
CON TX 241.15
PRFEE 1.00
WDEED 8.00
TOTAL 250.15
CHECK 250.15

01/24/97 01 09:30 0001 7410

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266577
IDENTIF. # REFERENCE

97 JAN 24 AM 9:26
REGISTER
DAVIDSON COUNTY, TN.

No. 1109887