0269430

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (jb) Title No: 38549
Dav. Co. File: Box 8

97 FEB -3 PM 1:17

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10337 PG 259

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Danna L. O'Neall 3142 Crosswood Drive Nashville, Tennessee 37214	Guaranty Trust Company 726 S. Church St. Murfreesboro, TN 37133-1218

TAX MAP-PARCEL NUMBERS: 96-11-15

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 68500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip A. Rector and spouse, Jennifer A. Rector,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Danna L. O'Neall, unmarried,** 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 Davidson County, Tennessee, being Lot No. 532 on the Plan of Cloverhill, Section 8 of record in Plat Book 2331, Pages 10 and 11, Register's Office for said County.

SAID Lot No. 532 fronts 90 feet on the northwesterly margin of Crosswood Drive and extends back 305.3 feet on the northeasterly line and 299.8 feet on the southwesterly line to a dead line in the rear, measuring 34 feet thereon.

BEING the same property conveyed to Philip A. Rector and wife, Jennifer A. Rector by deed from James E. Summar and wife, Mary R. Summar of record in Book 9225, Page 691, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This is improved property, known as: 3142 Crosswood Drive, Nashville, Tennessee 37214

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 31st day of January, 1997.

Philip A. Rector **Jennifer A. Rector**

BOOK 10337 PG 260

State of Tennessee
County of Davidson

On this 31st day of January, 1997, before me the undersigned authority, personally appeared **Philip A. Rector** and **Jennifer A. Rector**, 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.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 68500.00

Affiant

Sworn and subscribed before me on the 31st day of January, 1997.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

2423 02/03 0101 03CHECK 262.45

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10337 PG 261

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 68500.00
				CON TX 253.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 262.45
				CHECK 262.45

02/03/97 01 13:18 0001 2423

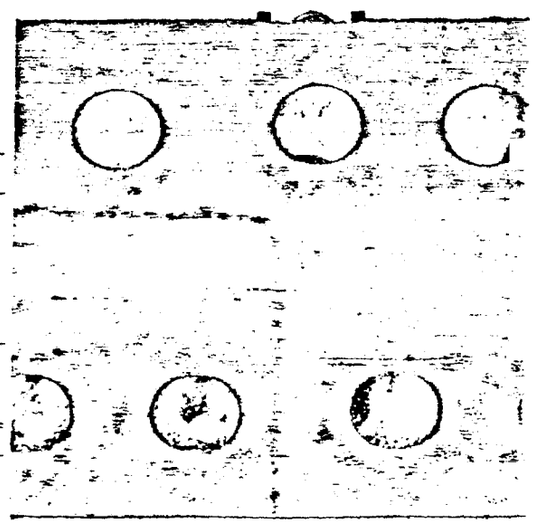
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

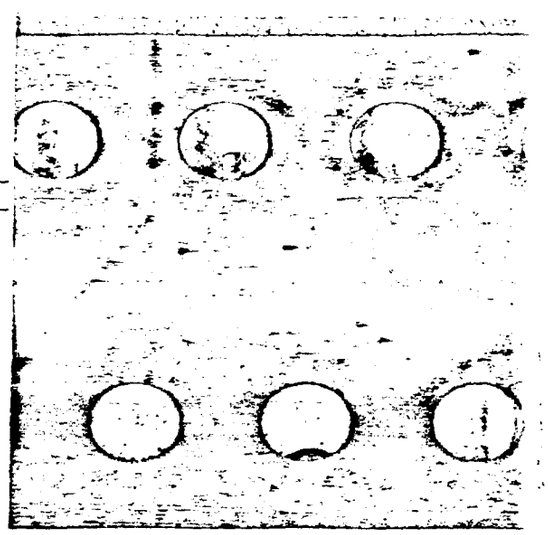
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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





No. 1112944