BOOK 10338 PG 532

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 11-25-99
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald H. Queen (NAME)	Southeastern Mortgage (NAME)	MAP 61-16
1208 McAlpine Avenue (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	PARCEL 368
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (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, Mary M. Wilson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald H. Queen and Mary Anne Queen, husband and wife

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. 1 on the Plat of Resubdivision of Lots 16, 18 and 20 Monte Vista Subdivision of record in Plat Book 8250, Page 563, Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Mary M. Wilson, unmarried by deed from First American National Bank, of record in Book 9975, Page 703, Register's Office for said County.
Cecelia Kaye Camp executes this instrument as Attorney In Fact for Mary Wilson pursuant to Durable Power of Attorney recorded simultaneously herewith.
Mary M. Wilson and Mary Wilson one and the same person.

2788 02/04 0101 03CHECK 342.00

0269770
IDENTIF. & REFERENCE

97 FEB -4 AM 8:28
FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1208 McAlpine Avenue, Nashville, TN 37216
(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 31st day of January 19 97

Mary M. Wilson
By: Mary M. Wilson
Cecelia Kaye Camp, Attorney-in-fact Cecelia Kaye Camp

BOOK 10338 PG 533

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 Mary M. Wilson

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of January 19 97.

Commission expires 11-27-

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

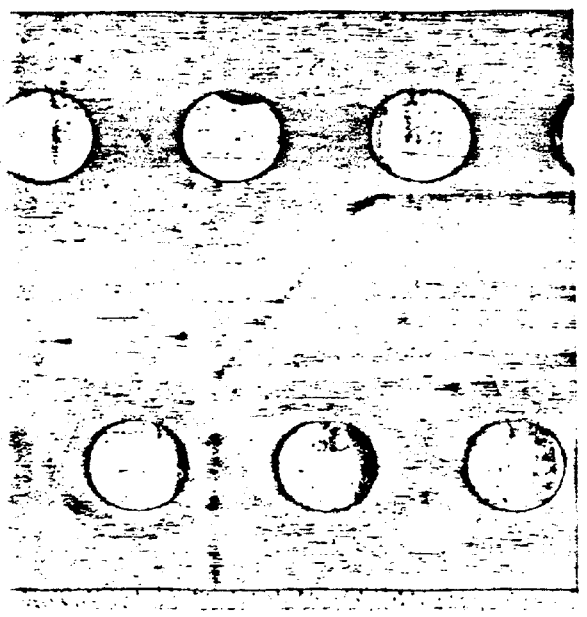
STATE OF TENNESSEE
COUNTY OF DAVIDSON

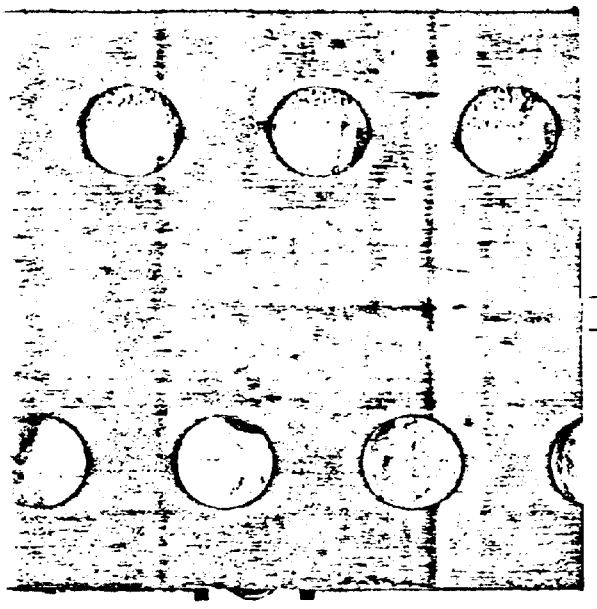
On this 31st day of January, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared CECELIA KAYE CAMP, to me known to be the person who executed the foregoing instrument in behalf of MARY M. WILSON, and acknowledged that she executed the same as the free act and deed of the said MARY M. WILSON.

Witness my hand and seal at Goodlettsville, this 31st day of January, 1997.

NOTARY PUBLIC

MY commission expires: 11-27-99





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10338 PG 534

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

02/04/97 01 08:31 0001 2788

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269770
IDENTIF. & REFERENCE

97 FEB -4 AM 8:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1113307