WARRANTY DEED

BOOK 10351 PG 533

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 19 97

Notary Public

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

Mail

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072
BASED UPON INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GERARD A. FOURNIER (NAME)	SAME (NAME)	MAP 51-7
407 W. DUE WEST AVENUE (ADDRESS)	(ADDRESS)	PARCEL
MADISON, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	72

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, LAWRENCE E. HUNLEY AND WIFE, MARTHA S. HUNLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERARD A. FOURNIER AND WIFE, NANCY JANE FOURNIER

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. 1 as shown on the Plan of Oakland Acres, Section I, as of record in Book 1424, page 53, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to LAWRENCE E. HUNLEY AND WIFE, MARTHA S. HUNLEY by Deed of record in Book 8178, page 563, Register's Office for Davidson County, Tennessee.

0273620
IDENTIF. & REFERENCE

97 FEB 18 AM 10:46
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 407 W. DUE WEST 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 13th day of February 19 97

Lawrence E. Hunley
LAWRENCE E. HUNLEY

Martha S. Hunley
MARTHA S. HUNLEY

STATE OF TENNESSEE

BOOK 10351 PG 534

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LAWRENCE E. HUNLEY AND WIFE, MARTHA S. HUNLEY

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 13th day of February 19 97

Commission expires 4/23/00

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 _____.

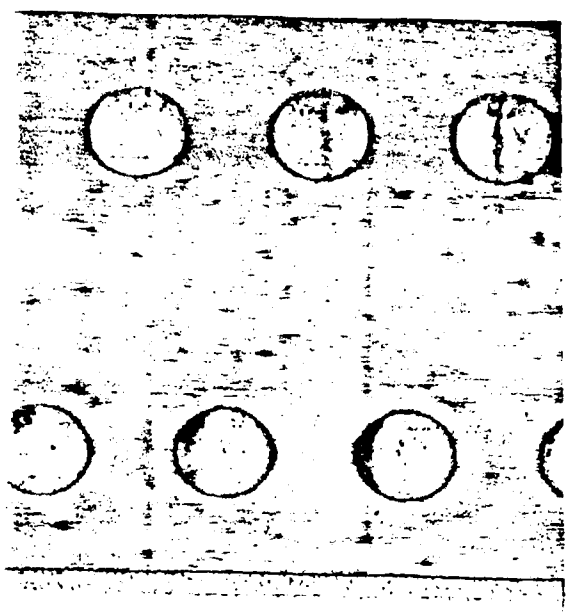
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

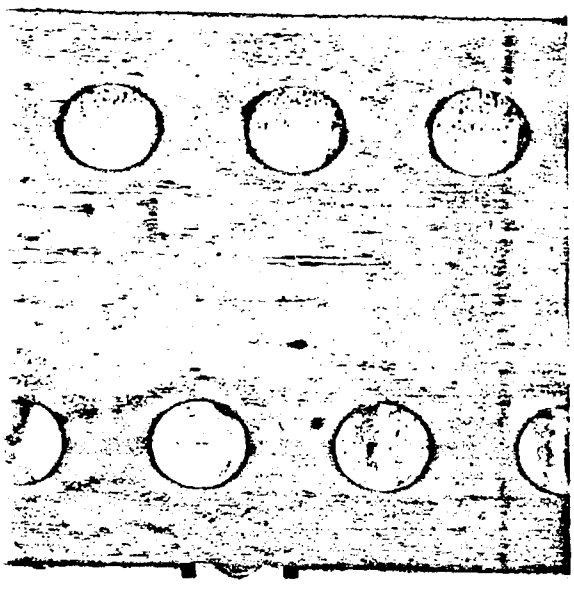
My commission expires _____

Notary Public

7001 02/18 0101 03CHECK

462.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10351 PG 535

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
			MAMT	
				122500.00
			MOR TX	453.25
			PRFEE	1.00
			WDEED	8.00
			CANCEL	
02/18/97	01		10:49 0001	7000

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

			CAMT	122500.00
			CON TX	453.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	462.25
			CHECK	462.25
02/18/97	01		10:49 0001	7001

0273620
IDENTIF. A REFERENCE

97 FEB 18 AM 10:46

REGISTER
DAVIDSON COUNTY, TN.

No. 1117457