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

BOOK 10363 PG 49

W & I Ref: (cmw) Title No: 38558
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul Plissey Emily J. Higgins 4309 Utah Avenue Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-04-183 25W 04205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 136000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia A. Branan Wendell, previously known as Patricia A. Branan, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Plissey and spouse, Emily J. Higgins,** 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. 3 of Block 14 on the Map of a part of Sylvan Park of record in Plat Book 332, Page 104, Register's office for said County.

SAID Lot No. 3 of Block 14 fronts 50 feet on the southerly margin of Utah Avenue and extends back between parallel lines 160 feet to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to Patricia A. Branan, unmarried by deed from Don Robert Tebbet and wife, Toni G. Wright-Tebbet of record in Book 7676, Page 932, Register's Office for said County. The said Patricia A. Branan has since married and is now known as Patricia A. Branan Wendell.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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

Daniel W. Wendell, the spouse of Patricia A. Branan Wendell, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 4309 Utah Avenue, Nashville, TN 37209

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.

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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 26th day of February, 1997.

Patricia A. Branan Wendell Daniel W. Wendell

State of Tennessee
County of Davidson

On this 26th day of February, 1997, before me the undersigned authority, personally appeared **Patricia A. Branan Wendell and Daniel W. Wendell**, 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: $ 136000.00

Affiant

Sworn and subscribed before me on the 26th day of February, 1997.

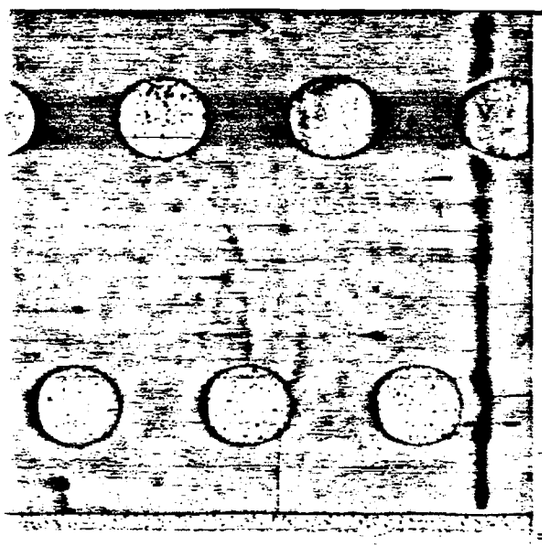
My Commission Expires: _____ Notary Public

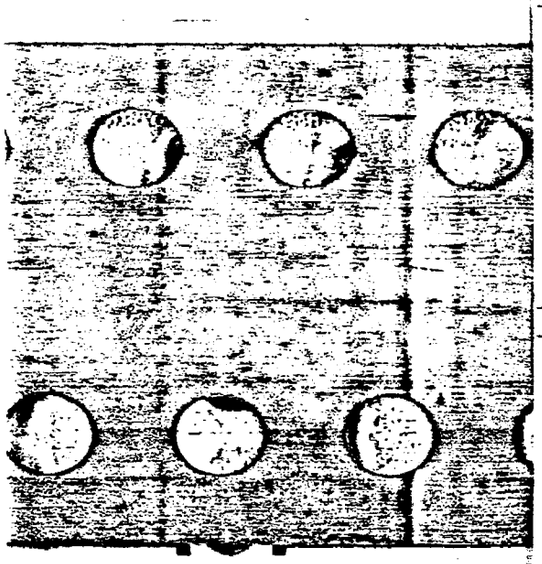
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0277206
IDENTIF. & REFERENCE

97 FEB 28 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0876 02/28 0101 03CHECK 512.20





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

RECEIVED OF _____

FOR _____

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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
136000.00
CON TX 503.20
PRFEE 1.00
WDEED 8.00
TOTAL 512.20
CHECK 512.20

02/28/97 01 09:26 0001 0876

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277206
IDENTIF. # REFERENCE

97 FEB 28 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121787