BOOK 10379 PG 955

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Phillip R. Vaden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 97

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115
GREATER NASHVILLE TITLE & CLOSING COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip R. Vaden (NAME)	Same as New Owner (NAME)	MAP 52-1
750 Oakdell Avenue (ADDRESS)	750 Oakdell Avenue (ADDRESS)	PARCEL 241
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (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, Arnold H. Bush, a/k/a Arnold Hubbard Bush

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip R. Vaden and wife, Linda C. Vaden

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 the north one-half of Lot No. 8 and the south one-half of Lot No. 9, of Block "A" on the Map of Resubdivision of Power and Roth's Subdivision as of record in Book 843, Page 75, Register's Office for said County.

SAID parts of said lots adjoin and front together 50-feet on the westerly side of Oakdell Avenue, and runs back between parallel lines, 150 feet to a dead line.

BEING the same property conveyed to Arnold H. Bush and wife, Frances Renee Bush, by Installment Deed from Shirley A. Green, of record in Book 8122, Page 714, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF POWER AND ROTH'S SUBDIVISION OF RECORD IN BOOK 843, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 750 Oakdell 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 my hand this 10th day of March 19 97

Arnold H. Bush

Arnold H. Bush a/k/a Arnold Hubbard Bush
by: Steve Lillierose, attorney in fact
Steve Lillierose, Attorney-in-Fact

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 Arnold H. Bush, a/k/a Arnold HUbbard Bush, ~~to me~~ the bargainor _____, with whom I am personally acquainted ~~or proved to me on the~~ basis of satisfactory evidence, and who acknowledged that he executed the within instrument ~~for the~~ purposes therein contained. Witness my hand and ~~official~~ seal at Goodlettsville, Tennessee, this 10th day of March 19 97.

Commission expires _____

_____
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 the 10th day of March, 1997, before me personally appeared Steve Lillierose, to me known to be the person who executed the foregoing instrument on behalf of Arnold H. Bush a/k/a Arnold Hubbard Bush, and acknowledged that he exeucted the same as the free act and deed of the said Arnold H. Bush.

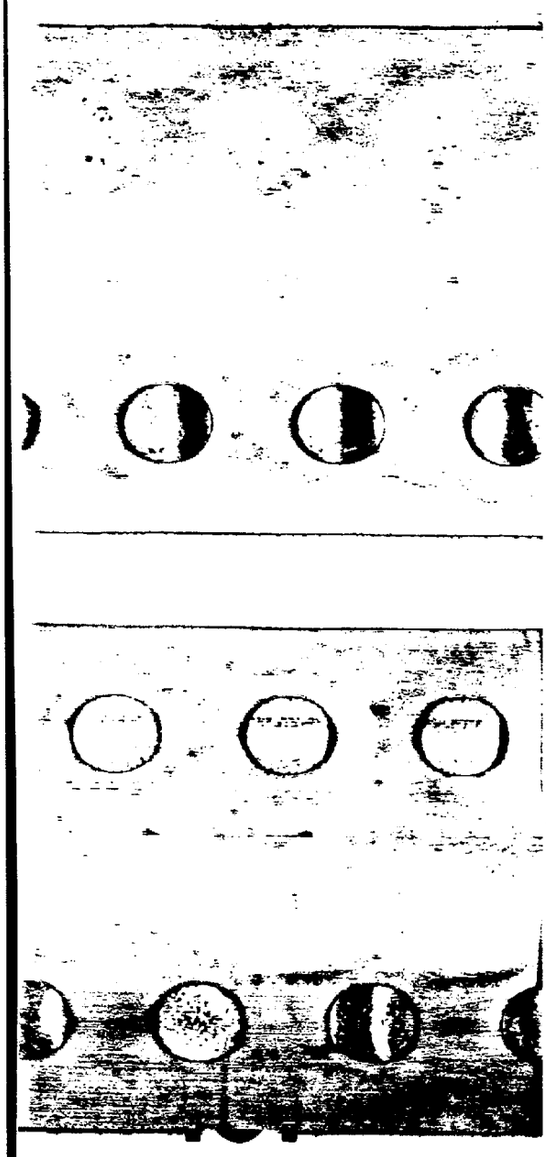
Witness my hand and official seal at Goodlettsville Tennesee, this the 10th day of March, 1997.

My Commission expires: 5/23/98

Diane L. Gregory
Notary PUblic

6890 03/14 0101 03CHECK 264.30

0282827
IDENTIF. ↑ REFERENCE
97 MAR 14 AM 10:19
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10379 PG 957

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 8.00
TOTAL 264.30
CHECK 264.30

03/14/97 01 10:19 0001 6890

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282827
IDENTIF. ↑ REFERENCE

97 MAR 14 AM 10:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1127243