File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

BOOK 10418 PG 314

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14559

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M. JANE CLEVELAND	NEW OWNER	117-13
(NAME)	(NAME)	
4045 Vailwood Drive		44
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		7DA41920
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, MARJORIE T. WARFIELD, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. JANE CLEVELAND, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 30 on the Plan of Part Three Wallace Subdivision, as of record in Plat Book 1130, page 82, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Miller Warfield and wife, Marjorie T. Warfield by deed from George Donald Kaye and wife, Jean B. Kaye of record in Book 3615, page 233, said Register's Office. Miller Warfield has since died.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; (2) Easements of record in Book 1037, page 572; and (3) All matters appearing on the Plan of record in Plat Book 1130, page 82, said Register's Office.

97 APR 16 AM 10:47
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02948 34

9937 04/16 0101 03CHECK 612.10

This is improved (XX) property, known as 4045 Vailwood Drive, Nashville, Tennessee 37215
unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 11th day of April, 19 97.

Marjorie T. Warfield
MARJORIE T. WARFIELD

BOOK 10418 PG 315

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARJORIE T. WARFIELD

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 11th day of April, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF April 19 97

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

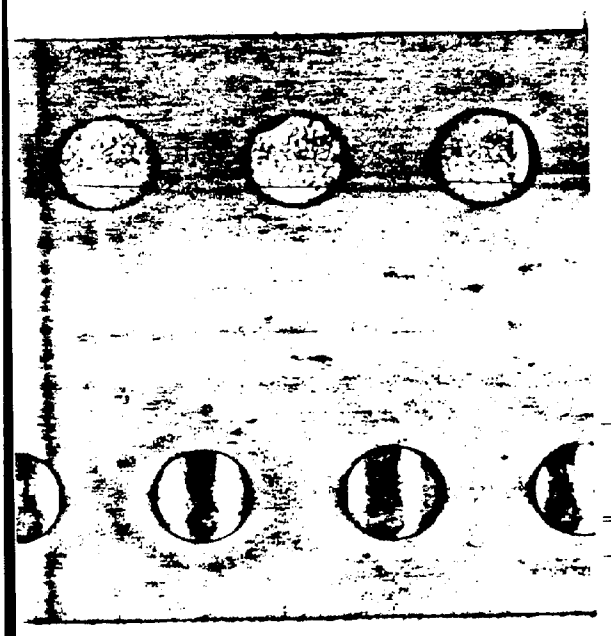
MARJORIE T. WARFIELD

TO

M. JANE CLEVELAND

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10418 PG 316

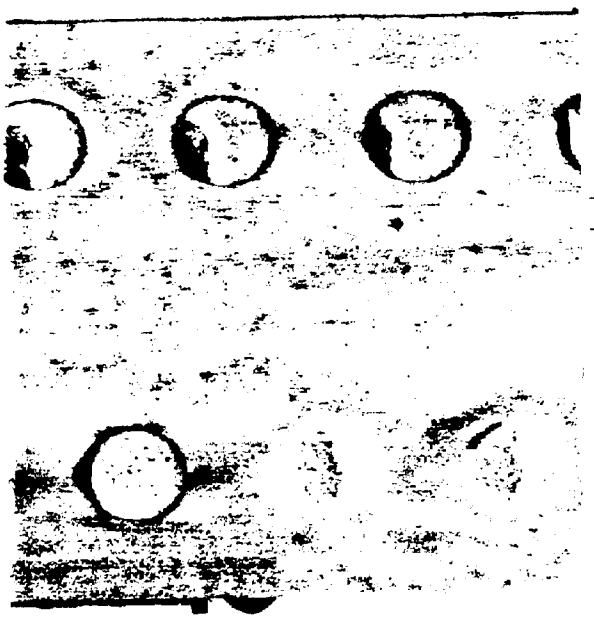
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
163000.00
CON TX 603.10
PRFEE 1.00
WDEED 8.00
TOTAL 612.10
CHECK 612.10

04/16/97 01 10:48 0001 9937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0294834
IDENTIF. # REFERENCE

97 APR 16 AM 10:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1139743