BOX 61

Return to:

INSTRUMENT PREPARED BY:

FILE #: T-4906-CHISHOLM

FIRST TITLE CORPORATION
1161 Murfreesboro Rd. Ste 324
Nashville, TN 37217

BOOK 10443 PG 173

WARRANTY DEED

NEW OWNER NAME: Mike Chisholm	SEND TAX BILL TO: Same	MAP PARCEL NUMBER: 119-13-0/326.00
STREET ADDRESS: 323 Morton Avenue	STREET ADDRESS:	
CITY STATE ZIP Nashville, Tennessee 37211	CITY STATE ZIP	

THIS INDENTURE, made and entered into this 2nd day of May, 1997, by and between Robert C. Berwanger, party of the first part, and Mike Chisholm, a married person party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, to-wit:

A CERTAIN TRACT or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 9 on the Plan of Pleasant View Subdivision, of Mrs. McCombs' Property, Nolensville Road, as of record in Book 421, page 134, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the southerly side of McCombs Street (now Morton Avenue) and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed unto Robert C. Berwanger, by Deed recorded March 23, 1993, in Book 8894, Page 159, of the Register's Office for Davidson County, Tennessee; See also Book 8468, Page 723, of the same Office.

This conveyance is subject to a Deed of Trust from James C. Howard, unmarried and Robert C. Berwanger, unmarried, to M. Morris Jenkins, Trustee, in the original amount of $59,440.00, securing Charles E. Ferrell and wife, June W. Ferrell, dated October 21, 1991, recorded October 22, 1991, in Book 8468, Page 726, of the Register's Office for Davidson County, Tennessee, with an unpaid balance of $38,120.00, Register's Office for said County, which the Grantee herein hereby assumes and agrees to pay.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he has lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.
The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

BOOK 10443 PG 174

Robert C. Berwanger

Robert C. Berwanger

ACKNOWLEDGEMENT PAGE OF WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Robert C. Berwanger, the within named 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 by hand, at office, this 2nd day of May, 1997.

My Commission Expires:
05/30/99

Patricia Kay Neal

Notary Public Patricia Kay Neal

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30 1999

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $43,120.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of May, 1997.

Patricia Kay Neal

Notary Public Patricia Kay Neal

PATRICIA KAY NEAL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30 1999

My Commission Expires:
05/30/99

PROPERTY ADDRESS:
323 Morton Avenue
Nashville, Tennessee 37211

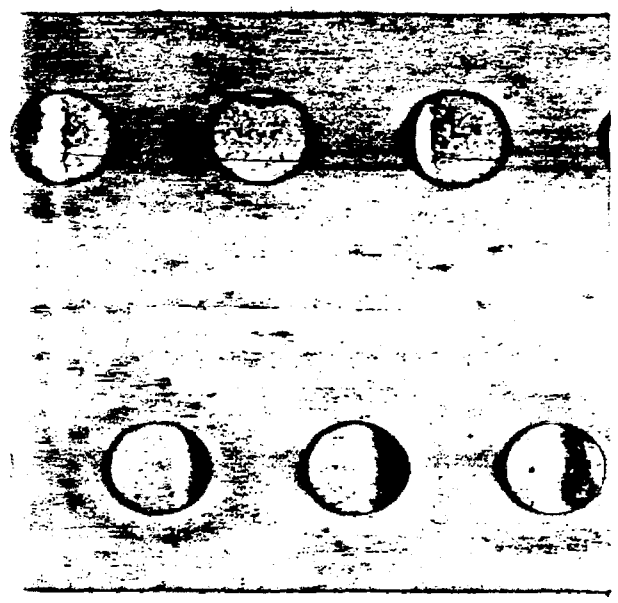
0301689

IDENTIFICATION REFERENCE

97 MAY -5 PM 3:16

DAVIDSON COUNTY REGISTER

7445 05/05 0101 03CHECK 168.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10443 PG 175

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

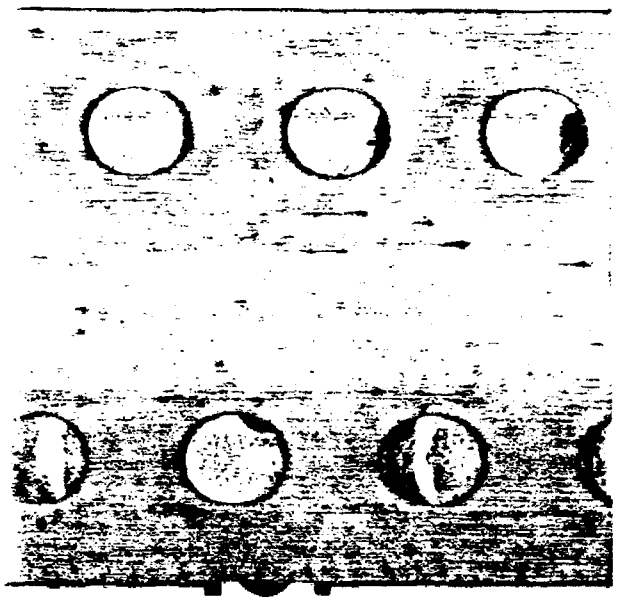
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 43120.00

CON TX 159.55
PRFEE 1.00
WDEED 8.00
TOTAL 168.55
CHECK 168.55

05/05/97 01 15:50 0001 7445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0301689
IDENTIF. # REFERENCE

97 MAY -5 PM 3:46

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1147515