BOOK 10457 PG 934

WARRANTY DEED

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Jeanette Carr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 1997.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeanette Carr	Guaranty Trust Company	61-1-8
(NAME) 239 Maplewood Lane	(NAME) 640 Broadmor, #100	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Murfreesboro,Tennessee 37129	
(CITY) (STATE) (ZIP)	(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, **CHARLES S. PEARSON AND WIFE LINDA G. PEARSON** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEANETTE CARR, UNMARRIED** 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 the 12th, formerly the 17th, Civil District of Davidson County, Tennessee, being part of Lot No.1 on the Plan of the subdivision of the lands of William Phillips, as of record in Book 57, page 21, Register's Office for said County, described according to a survey made by Hickerson Hickerson, Engineers, December 22, 1961, as follows: Begining at an iron pin at the northwest corner of the intersection of Maplewood Lane and Walton Lene; thence with the westerly margin of Walton Lane north 3degrees 15' east 250.4 feet to an iron pin; thence north 83 degrees 35 wast 76.3 feet to an iron pin; thence south 6 degrees 25' west 250 feet to an iron pin in the northerly margin of Maplewood Lane; thence with the northerly margin of Maplewood Lane south 83 degrees 35' east 89.7 feet to the beginning, containing 0.476 +or - acres.

Being the same property conveyed to Charles S. Pearson and wife Linda G. Pearson by deed of record in Book 5143, Page 64, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as 239 Maplewood Lane, Nashville, TN 37207
(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 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.

030096

97 MAY 19 2316 05/19 0101

BOOK 10457 PG 935

Witness my/our hand(s) this 15th day of May. 1997.

Charles S. Pearson

Linda G. Pearson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

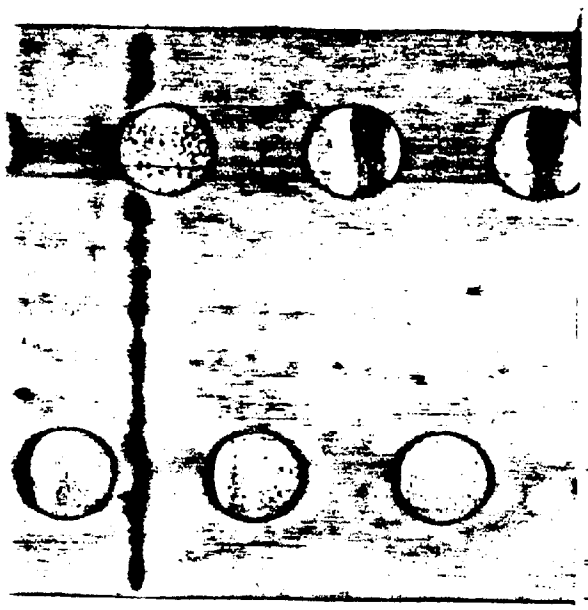
Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Charles S. Pearson and wife Linda G. Pearson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

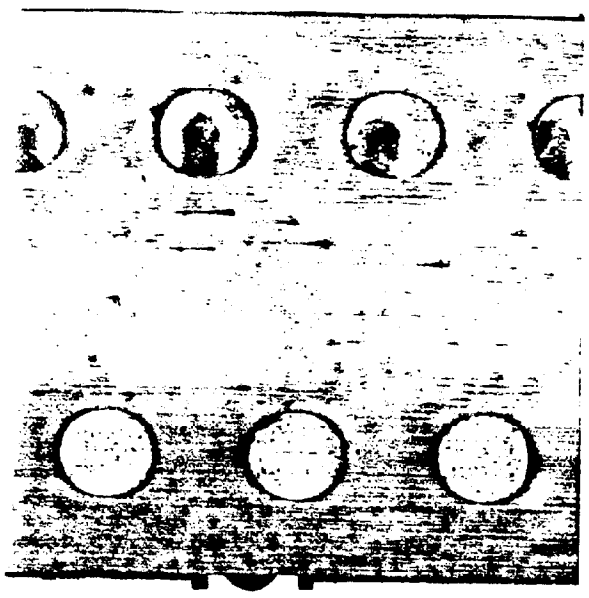
Witness my hand and official seal at Antioch , Tennessee this 15th day of May, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

My Commission Expires





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10457 PG 936

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 85000.00	
			CON TX 314.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 323.50	
			CHECK 323.50	
05/19/97	01		11:04 0001 2316	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306096

IDENTIF. ↑ REFERENCE

97 MAY 19 AM 11:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1152324