BOOK 10482 PG 72

59-1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE
30th DAY OF May 19 97

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES 2-6-01
(AFFIX SEAL)

RUTHERFORD COUNTY, TENNESSEE

N0597-284R

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah D. Chilton (NAME)	America's Wholesale Lender (NAME)	MAP 52.1
257 Neelys Bend Road (ADDRESS)	750 Old Hickory Blvd Ste 100 (ADDRESS)	PARCEL 112
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Rodger K. Grammer, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah D. Chilton, single

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:

Being the easterly 6 feet 8 inches of Lot No. 5 and the westerly 46 feet 8 inches of Lot No. 6, of Block A, on the Map of Crittenden Estates of record in Book 974, at page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rodger K. Gramner, unmarried by deed from Luther William Jackson and Virginia Sue Jackson Herran as Co-Executers of Virginia Mai Jackson estate of record in Book 8854, Page 439, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

97 JUN -5 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ↑ REFERENCE
0312605

unimproved ( )
This is improved (X) property, known as 257 Neelys Bend Road, Madison, Tennessee 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 30th day of May 19 97

Rodger K. Grammer

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 Rodger K. Grammer, single

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 _____ Nashville, Tennessee, this 30th day of May 97.

Commission expires 2-18-01

Kimberly R. Parker
Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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 _____.

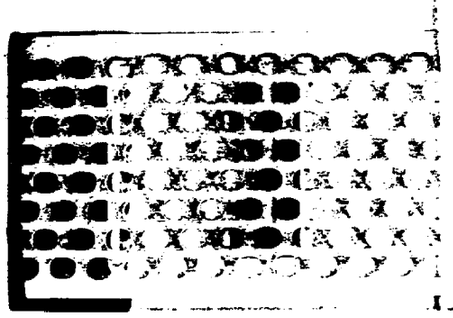
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

9423 06/05 0101 03CHECK 230.63

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



RECEIVED OF _____

FOR _____

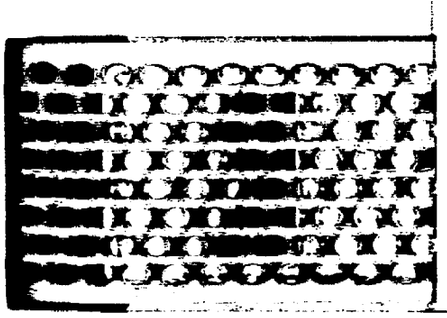
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59900.00
CON TX 221.63
PRFEE 1.00
WDEED 8.00
TOTAL 230.63
CHECK 230.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/05/97 01 15:57 0001 9423



03/2605
IDENTIF. ↑ REFERENCE

97 JUN -5 PM 12:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159343