Box1

WARRANTY DEED

NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

My Commission Expires Oct 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10602 PG 543

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,250.00

Larry Felix
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 1997.

Dori 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
Larry Felix	Chase Manhattan Mortgage Corporation	162-13
(NAME) 237 Cedar Creek Drive	(NAME) 343 Thornall Street	62
(ADDRESS) Nashville, TN 37211	(ADDRESS) Edison,New Jersey 08837	
(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, **B & N PROPERTIES, A PARTNERSHIP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LARRY FELIX** 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 Lot No. 112 on the Plan of Cedarwood Estates, Section 2, of record in Plat Book 4860, Page 58, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to B & N Properties by deed of record in Book 10376, Page 44, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Chase Manhattan Mortgage Corporation of record in Book 7282, Page707, said Register's Office with a present unpaid balance of approximately $52,697.18, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

This is improved (X) property, known as 237 Cedar Creek Drive, Nashville, TN 37211
(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.

97 SEP -9 PM 3:42
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6782 09/09 0101 03CHECK 342.93

IDENTIFICATION [illegible]

[illegible]

Witness our hands this 3rd day of September, 1997.

B & N Properties
By: Roderick Brown

Attest:

BOOK 10602 PG 544

STATE OF TENNESSEE

COUNTY OF DAVIDSON

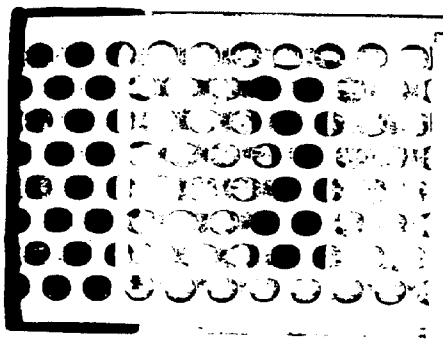
Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, personally appeared Roderick Brown and with whom I am personally acquainted and who upon their oaths acknowledged ~~themselves~~ himself to be the _____ and, respectively, of the B & N Properties, the within-named bargain, ~~and corporation~~, and that ~~they~~ he as such, and, being authorized to do so, 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 Antioch , Tennessee this 3rd day of September, 1997

Commission expires: October 9, 1999

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
My Commission Expires Oct 9, 1999

Lori Holloway
Lori Holloway Notary Public



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

RECEIVED OF _____

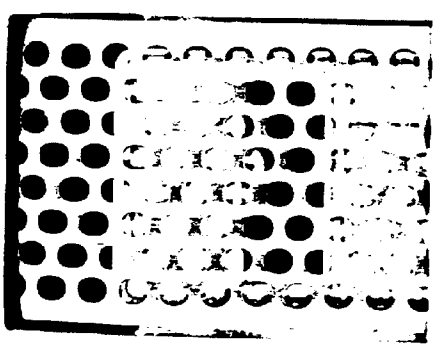
FOR _____

BOOK 10602 PG 545

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 90250.00
CON TX 333.93
PRFEE 1.00
WDEED 8.00
TOTAL 342.93
CHECK 342.93
09/09/97 01 15:42 0001 6782



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 46837
IDENTIFICATION REFERENCE

97 SEP -9 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1196242