BOOK 10725 PG 16

STATE OF TENNESSEE 7526-A
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,002.35

Donald J. Thiel
Affiant

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

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald J. Thiel	Chase Manhattan Mortgage Corp.	119-01-332
(NAME)	(NAME)	
2232 Foster Avenue	P.O. Box 4025	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37210	Monroe, LA 71211-4025	
(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, WE, Kristina C. Frye Dillon, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Donald J. Thiel, 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:

See exhibit A attached hereto and made a part hereof.

0381174
IDENTIF. ↑ REFERENCE

97 DEC 17 PM 1:00
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

2271 12/17 0101 03CHECK 172.11

This is improved property known as 117 Rose Street, Nashville, TN 37210

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 her hand this 11th day of December, 19 97.

Kristina C. Frye Dillon
Kristina C. Frye Dillon

Donald Dillon
Donald Dillon

DRD

BOOK 10725 PG 17

7526-A

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr, a Notary Public in and for said County and State, the within named Kristina C. Frye Dillon, ~~married~~ maf and David Dillon the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of December, 19 97.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr

NOTARY PUBLIC AT LARGE

Exhibit "A"

File No.: 7526-A

ATTACHMENT

Being Lot No. 45 on the Map of Subdivision of Lots Nos. 7, 8, 9 and 10, Plan of Cumberland Nursery, of record in Book 332, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description.

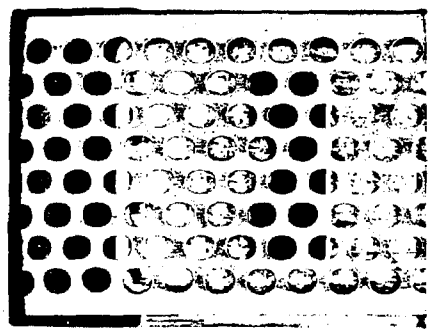
BEING the same property conveyed to Kristina C. Frye by deed from Van E. McMinn and wife, Terri L. McMinn, filed of record in Book 9050, page 307, Register's Office for Davidson County, Tennessee.

Kristina C. Frye and Kristina C. Frye Dillon being one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7209, page 847, of the Register's Office for Davidson County, Tennessee, which the grantee(s) herein hereby assume(s) and agree(s) to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herewith.

David Dillon, spouse of Kristina C. Frye Dillon, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.



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

RECEIVED OF _____

FOR _____

BOOK 10725 PG 19

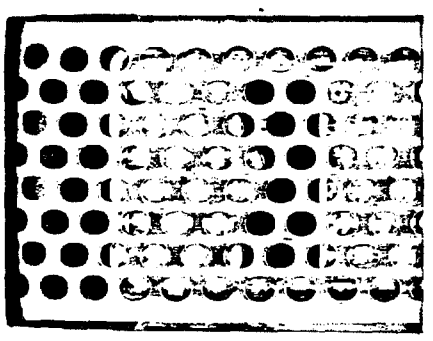
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 43002.35
CON TX 159.11
PRFEE 1.00
WDEED 12.00
TOTAL 172.11
CHECK 172.11

12/17/87 01 13:02 0001 2271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



038174
IDENTIF. # REFERENCE

17 DEC 17 PM 1:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1233023