EXHIBIT "A"

WARRANTY DEED

BOOK 5715 PAGE 170

THIS INSTRUMENT WAS PREPARED BY:

H. Stanley Allen, Jr., Attorney
Life & Casualty Tower
Nashville, Tennessee 37219

mail

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $33,757.36.

Gary L. Gallman
Affiant

Subscribed and sworn to before me, this the 26 day of JAN, 1981.

H. Stanley Allen
Notary Public

My Commission Expires 9/1/1983

ADDRESS NEW OWNER AS FOLLOWS:

Gary L. Gallman
4813 Trappers Ridge
Antioch, Tn. 37013

SEND TAX BILLS TO:

Commerce Union Bank
Mortgage Administration Dept.
P. O. Box 2546
Nashville, Tn. 37219

MAP-PARCEL NUMBERS

Map: 149-5

Parcel: 124

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Beneficial Finance Co. of Tennessee, Inc., a Tennessee corporation, by its duly authorized Vice President, Fernande Bennett, hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto Gary L. Gallman, unmarried, hereinafter called the Grantee, his 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. 142 on the plan of Section Two, Terragon Trails, of record in Book 5050, page 9, Register's Office for said County.
>
> Said Lot No. 142 fronts 43.26 feet on the northerly margin of a cul de sac at the terminus of Trappers Ridge and extends back 170.83 feet on the northwesterly line and 157.69 feet on the southeasterly line to a broken line in the rear, measuring 166.95 feet thereon.
>
> Being the same property conveyed to Beneficial Finance Co. of Tennessee, Inc., by deed from James K. Burton, et al, Trustees, of record in Book 5715, Page 166, Register's Office, Davidson County, Tennessee.

This is improved property known as 4813 Trappers Ridge, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for a first mortgage to Commerce Union Bank, the

02/27 94.38- CHECK 2067

balance of same being $26,829.07, same being this day assumed by Grantee. Grantor covenants and binds itself, its representatives and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This 20th day of January, 1981.

BENEFICIAL FINANCE CO. OF TENNESSEE, INC.

BY _____
Fernande Bennett, Vice President

STATE OF DELAWARE)

COUNTY OF NEW CASTLE)

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared Fernande Bennett, upon her oath acknowledged herself to be the Vice President of the within named bargainor, Beneficial Finance Co. of Tennessee, Inc., a corporation, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Fernande Bennett as such Vice President.

Witness my hand and official seal at office at Wilmington, Delaware, on this the 20th day of January, 1981.

_____
Notary Public
Deborah K. Dominick

My Commission Expires June 20 1982

631028

IDENTIFICATION REFERENCE

FEB 27 9 55 AM '81

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5715 PAGE 172

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
			33757.36- CO	
			87.88 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	94.38-
2067A	02/27/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G31028

IDENTIF. REFERENCE

FEB 27 9 55 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 808877