This Instrument Prepared By:
Douglas A. Brace
Kelly, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
128-2-16	Mr/Mrs William D.Fanning	Singleton Mortgage Co. 6263 Poplar, Suite 100 Memphis, TN 38119
FIELD BOOK NUMBER(S) 8D-08234	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 305 Forrest Valley Drive	LOAN OR ACCOUNT NO. PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6487 PAGE 684

JAMES S. LATTIMORE, JR., and wife, PATRICIA P. LATTIMORE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WILLIAM C. FANNING and wife, ANNETTE R. FANNING

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 23 on the Plan of Thousand Oaks Estates, as of record in Book 3700, page 82, described as follows:

BEGINNING at a point at the westerly margin of Forrest Valley Drive at the common corner of Lots Nos. 22 and 23; thence with a line between said two lots, south 24 degrees 15 minutes 40 seconds west 397.80 feet to a point; thence south 59 degrees 12 minutes 52 seconds west 148.11 feet to a point; thence north 38 degrees 29 minutes 28 seconds west 90 feet to a point; thence north 7 degrees 35 minutes east 80.44 feet to a point; thence north 34 degrees 36 minutes 33 seconds east 418.00 feet to the westerly margin of Forrest Valley Drive; thence with the westerly margin of said Drive, southeasterly 113.60 feet to the point of beginning.

Being the same property conveyed to James S. Lattimore, Jr., and wife, Patricia P. Lattimore, by deed from Gary W. Chastain and wife, Tralucia F. Chastain, as of record in Book 4792, page 461.

This conveyance is made subject to restrictions of record in Book 4056, page 371, as amended in Book 4072, page 318, Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 31st day of January, 1985.

James S. Lattimore, Jr.

Patricia P. Lattimore

02/05-256.10- CHECK 9992

BOOK 6487 PAGE 685

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James S. Lattimore, Jr., and wife, Patricia P. Lattimore, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 31 day of January, 1985.

My commission expires: 7-21-85

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 1985

MY COMMISSION EXPIRES: 7-21-85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES S. LATTIMORE, JR., AND WIFE

TO

WILLIAM C. FANNING AND WIFE

I-81259

IDENTIF. REFERENCE

FEB 5 3 57 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Bk/Pg 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

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

96000.00- CAMT.
249.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 256.10-
8992A02/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-8125.9

IDENTIF. REFERENCE

FEB 5 3 59 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 106454