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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,737.00

David W. Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January 1986

Notary Public

MY COMMISSION EXPIRES: 9/9/89

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Callahan	AmSouth Mortgage Co., Inc.	MAP 75-12
(NAME)	(NAME)	
715 Mercer Drive	P. O. Box 847	PARCEL 38
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35201	
(CITY) (STATE) (P.O. 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, Phillip P. Stanley and wife, Lois J. Stanley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Callahan and David W. Hicks, both married

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 Lot No. 45B of the Zone Lot Division of Lots Nos. 41, 45, 46 and 73 of Meadows of Tulip Grove, Section 1, of record in Plat Book 6250, page 554, amending Plat Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Phillip P. Stanley and wife, Lois J. Stanley, by deed from B & D Investment Builders, Inc., of record in Book 6742, page 324, and re-recorded in Book 6749, page 908, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6291, Page 899, and Book 6250, page 554, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Phillip P. Stanley and wife, Lois J. Stanley, to Michael L. Padalino, Trustee, for AmSouth Mortgage Co., Inc., dated December 13, 1985, and filed for record in Book 6742, Page 327, and Book 6749, page 910, Register's Office for said County, with an unpaid principal amount of approximately $44,737.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is ( ) unimproved (XX) improved property, known as 715 Mercer Drive, Hermitage, TN 37076
(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 heir 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 covey 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 our hand s this 27th day of January, 1986

Lois J. Stanley

Phillip P. Stanley

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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 ~~Phillip P. Stanley and wife, Lois J. Stanley~~ (or proved to me on the basis of satisfactory evidence) 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 27th day of January, 19 86.

Commission expires 9/9/89

Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) 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

WARRANTY DEED

FROM

~~Phillip P. Stanley~~
Lois J. Stanley

TO

James Callahan
David W. Hicks

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

7241-0

IDENTIFICATION REFERENCE

JAN 29 2 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			46737.00- CONT.	
			121.43 CSTAX	
			.50 PRFEE	
			6.00 WDE R	
			CHECK	127.93-
0182A01/29/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.2410

IDENTIFICATION REFERENCE

JAN 29 2 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214835