Address of new owner and the property.

James E. Maddux, Jr.
2635 Paddle Wheel Drive
Nashville, Tennessee 37214

SEND TAX STATEMENTS TO:

BarclaysAmerican/Mortgage Corporation
c/o Residential Loan Operations
Post Office Box 31728
Charlotte, North Carolina 28231

This Instrument Prepared By:

Stanley L. Holtman, Attorney
108 Fourth Avenue, South
Franklin, Tennessee 37064

MAP 62-2-A PARCEL 58

BOOK 7024 PAGE 290

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY NINE THOUSAND FIVE HUNDRED ($79,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, CROSS PROPERTIES has this day bargained and sold and does hereby transfer and convey unto JAMES E. MADDUX, JR., his heirs and assigns, the following described real estate lying and being located in Davidson County, Tennessee, and more particularly described as follows:

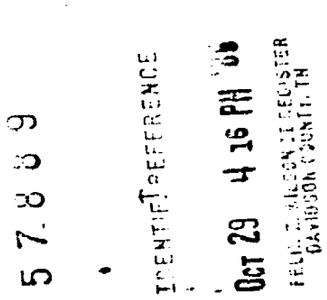
> Land in Davidson County, Tennessee, being Lot No. 54A on the Plan of River Trace Estates, Phase 1, Section 1, as of record in Plat Book 6250, Pages 996 and 997, Register's Office for said County, to which Plan reference is here made for a more complete description.
>
> Being part of the same property conveyed to Cross Properties, a Tennessee general partnership, by deed from L. Winston Biggs and wife, Linda J. Biggs of record in Book 6728, Page 757, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said JAMES E. MADDUX, JR., his heirs and assigns forever.

AND SELLER COVENANTS with the said JAMES E. MADDUX, JR., that it is lawfully seized of said land, has a good right to convey it and that is is unencumbered except as follows:

(1) Metro taxes for the year 1987 and subsequent years.





57869

(2) Restrictions of record in Book 6851, page 370, as amended in Book 6982, page 747, R.O.D.C., Tennessee.

(3) Easements of record in Book 1163, page 341, Book 3959, page 595 and Book 2202, page 83, R.O.D.C., Tennessee.

(4) By-Laws of record in Book 6851, page 390, R.O.D.C., Tennessee.

(5) Charter of record in Book 6851, page 363, R.O.D.C., Tennessee.

(6) All matters appearing on the Plan of record in Plat Book 6250, pages 996 and 997, said Register's Office.

AND SELLER FURTHER COVENANTS and binds itself, its successors and representatives to warrant and forever defend the title to said land to the said JAMES E. MADDUX, JR., his heirs and assigns against the lawful claims of all persons whomsoever.

CROSS PROPERTIES has executed this deed by its duly authorized Partner on this the 29th day of October, 1986.

CROSS PROPERTIES

BY: _____
J. W. CROSS, III
Managing Partner

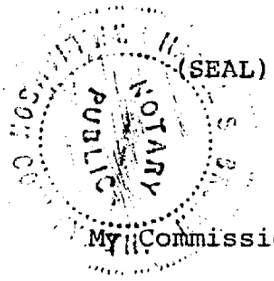
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, in and for said State and County, personally appeared J. W. CROSS, III, known to me to be the Managing Partner of Cross Properties, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Managing Partner of said Partnership, the within named bargainor, a Partnership, and that J. W. CROSS, III, as Managing Partner,

being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Partnership by himself as the Managing Partner of said Partnership.

Witness my hand and official seal at Franklin, Tennessee, on this the 29th day of October, 1986.



(SEAL)

Wazel S Brown
NOTARY PUBLIC

My Commission Expires: 4-9-90

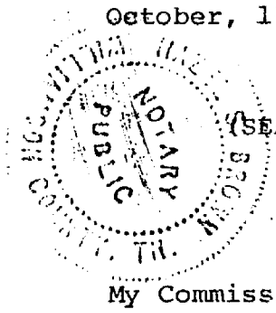
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater for this transfer is $79,500.00.

James E. McCall Jr.

Sworn to and subscribed before me on this the 29th day of October, 1986.



(SEAL)

Wazel S Brown
NOTARY PUBLIC

My Commission Expires: 4-9-90

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

RECEIVED OF _____

FOR _____

BOOK 7024 PAGE 293

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

79500.00- CONT.
238.60 CSTAX
.50 PREC
9.00 WDEED
CHECK 238.10-
9219A10/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57889

IDENTIFI REFERENCE

Oct 29 4 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06036