STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

x James P. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF January, 1988

Notary Public

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee:	MAP-PARCEL NUMBERS
James P. Ward (NAME)	Sovran Bank/Central South (NAME)	3DZ-47275
2330 Cabin Hill Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 121999 (STREET ADDRESS)	Map 73-11
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37212-1999 (CITY) (STATE) (ZIP)	Parcel 76

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, Rickie C. McKnight and wife, Catherine H. McKnight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Ward and wife, Julia K. Ward

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. 109 on the Plan of Sunset View, Section 1, Revised, of record in Book 2663, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Rickie C. McKnight and wife, Catherine H. McKnight by deed from Timothy E. Osborne and wife, Mitzi M. Osborne, of record in Book 6136, page 731, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants, easements and building lines of public record.

0113 IDENTIFICATION REFERENCE JAN 29 8 35 AM '88 DAVIDSON COUNTY, TN RUSH

2383 01/29 0101 03CHECK 188.50

This is unimproved ( ) / improved (XX) property, known as 2330 Cabin Hill Road (House Number) (Street) Nashville, TN 37214 (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 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 our hand s this 26th day of January, 1988

Rickie C. McKnight
Rickie C. McKnight

Catherine H. McKnight
Catherine H. McKnight

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 7458 PAGE 552

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rickie C. McKnight and wife, Catherine H. McKnight

(or proved to me on the basis of satisfactory evidence)

the bargainors, 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 26th day of January, 19 88

Commission expires May 8, 1991

Notary Public

STATE OF TENNESSEE }

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, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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 _____

*(or proved to me on the basis of satisfactory evidence)

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

My commission expires _____

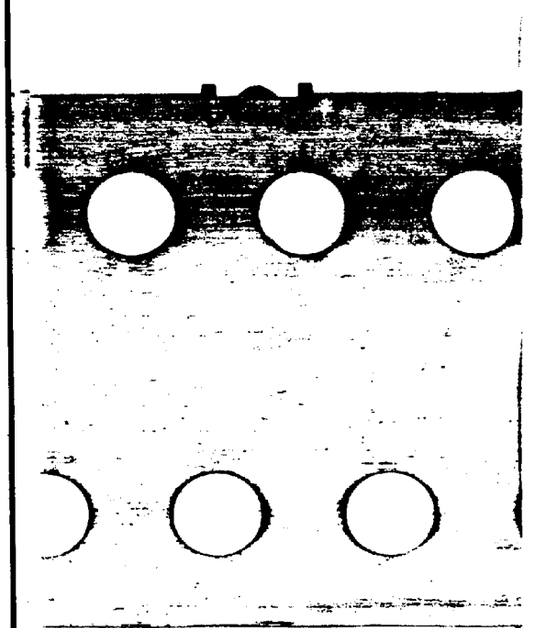
Notary Public

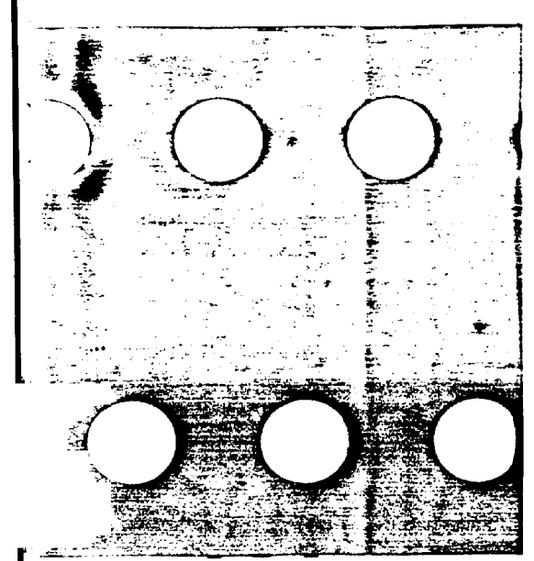
WARRANTY DEED

FROM
RICKIE C. MCKNIGHT AND WIFE,
CATHERINE H. MCKNIGHT

TO
JAMES P. WARD AND WIFE,
JULIA K. WARD

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7458 PAGE 553

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	65000.00
			CON TX	182.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	188.50
			CHECK	188.50
01/29/88	01		08:37 0001	2383

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 1 1 3

IDENTIFI REFERENCE

JAN 29 8 35 AM '88

DAVIDSON COUNTY, TN

No. 57271