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BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,253.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF June 19 88

Notary Public

MY COMMISSION EXPIRES: October 19, 1988

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Scott E. Vogan (NAME)	Southern Federal Bank (NAME)	Map 103-04
3827 Sentinel Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Drawer 4207 (STREET ADDRESS)	Parcel 312
Nashville, TN 37209 (CITY) (STATE) (P O ZIP)	Gulfport, MS. 39502-4207 (CITY) (STATE) (ZIP)	

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, Timothy A. Powell and wife, Elizabeth C. Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott E. Vogan, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Revised Plan of Valley View Subdivision, Section One, as of record in Book 2331, page 113, Register's Office for said County.

Said Lot No. 17 fronts 49.3 feet on the southwesterly side of Sentinel Drive and runs back between lines 201.4 feet on the northwesterly line and 173 feet on the southeasterly line to the right-of-way of the N. C. & St. L. Railroad Branch, measuring 93 feet thereon.

Being the same property conveyed to Timothy A. Powell and wife, Elizabeth C. Powell, by deed from Opal F. Wyatt, unmarried, of record in Book 7220, page 508, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7220, page 511, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

43436

IDENTIFICATION REFERENCE

JUN 24 8 58 AM

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TENN.

9397 06/24 0101 03CHECK 130.54

unimproved ( )
This is improved (XX) property, known as 3827 Sentinel Drive, Nashville, TN 37209
(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 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 their hand s this 23rd day of June, 19 88

Timothy A. Powell

Elizabeth C. Powell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lee E. Cranford, a Notary Public in and for said County and State, the within named ~~Timothy A. Powell and wife, Elizabeth C. Powell~~

the bargainor~~s~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, Tennessee, this 23rd day of June 19 88.

Commission expires ~~October 19, 1988~~

Lee E. Cranford
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ (they) 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 _____.

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

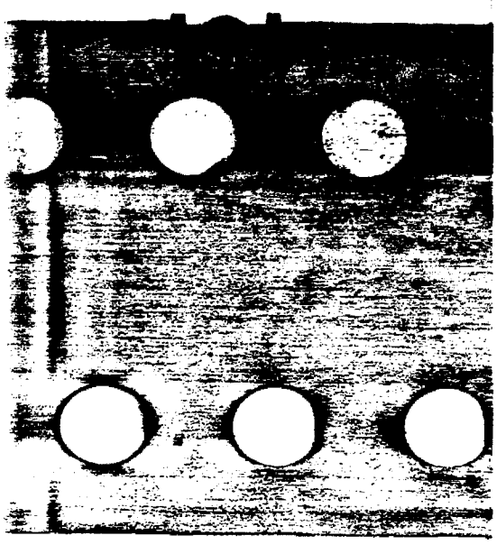
FROM Timothy A. Powell and wife, Elizabeth C. Powell

TO Scott E. Vogan, unmarried

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

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



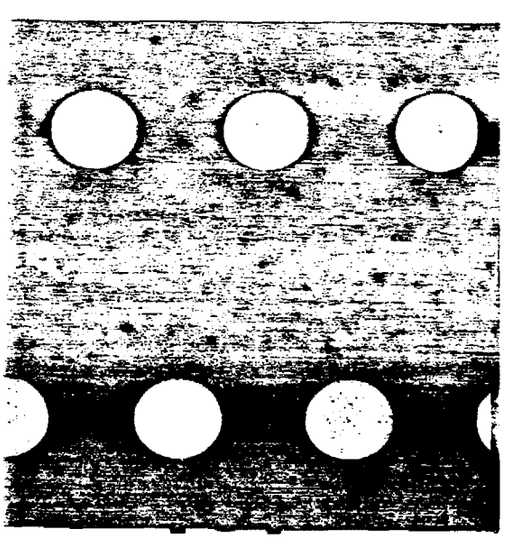
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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 44253.40
				CON TX 124.04
				PRFEE 0.50
				WDEED 6.00
				TOTAL 130.54
				CHECK 130.54
06/24/88	01			09:01 0001 9397



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43436

IDENTIFICATION REFERENCE

JUN 24 8 58 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106179