WARRANTY DEED

BOOK 7624 PAGE 501

For valuable consideration, which we acknowledge having received,
we, Kirk O'Neal and his wife, Lisa V. O'Neal, the grantors,
have sold to and now convey to
Duncan Bryant Rushing, an unmarried man, the grantee,
and his heirs and assignees
a piece of real property
in Davidson County, Tennessee, described as follows:

unit 15 on the plan of Sterling Wood,
of record in book 6250, page 648,
Register's Office for Davidson County (RODC),
to which plan we now refer for a more complete description;

the same property
which the Eagle Construction Company
on 30 September 1986
conveyed to Kirk O'Neal and his wife, Lisa V. O'Neal,
by a warranty deed of record in book 7002, page 261, RODC;

subject to easements and restrictions of record;

subject to a trust deed of 30 September 1986,
of record in book 7002, page 264, RODC,
to secure a promissory note of the same date
in the original principal amount of $55,065.00
payable to the National Mortgage Company,
the remaining balance of which debt
the grantee assumes in this sale and agrees to pay;

improved realty known as 115 Elizabeth's Court, Antioch, Tennessee, 37013;

to have and to hold that piece of real property
to the grantee and his heirs and assignees forever.

We covenant with the grantee
that we are lawfully seised and possessed of that land in fee simple,
that we have a good right to convey it,
and that it is unencumbered except as disclosed.

We further covenant and bind ourselves and our heirs and representatives
to warrant and forever defend the title to that land
to the grantee and his heirs and assignees
against the lawful claims of any party.

Witness our hands on 25 July 1988.

Kirk O'Neal

Lisa V. O'Neal

Kirk O'Neal

Lisa V. O'Neal

New owner: Duncan Bryant Rushing,
115 Elizabeth's Court, Antioch, Tennessee, 37013.

Mortgagee: National Mortgage Company,
Tax bills: 4041 Knight-Arnold Road, Memphis, Tennessee, 38118.

Map: 149-02-0-C-015.00-CO; 02-D-75643.

57904

IDENTIFICATION

AUG 11 2 52 PM '88

RUSH

ACKNOWLEDGMENT BY THE SELLERS

State of Texas
County of Dallas

BOOK 7624 PAGE 502

Before me, a notary public,
personally appeared Kirk O'Neal and Lisa V. O'Neal,
with whom I am personally acquainted,
who, being first duly sworn,
acknowledged that they had executed this deed for the stated purpose.

Witness my hand on 25 July 1988.

KIM HOFFMAN NOTARY PUBLIC STATE OF TEXAS EXPIRES 11-12-91

Notary Public

My commission will expire on 11/12/91.

ACKNOWLEDGMENT BY THE BUYER

State of Tennessee
County of Davidson

The actual consideration for this transfer
or the fair market value of the subject property,
whichever is greater,
is $57,253.66.

Duncan Bryant Rushing

Sworn and subscribed before me on 29 July 1988.

G. B. SUGGS NOTARY PUBLIC AT LARGE

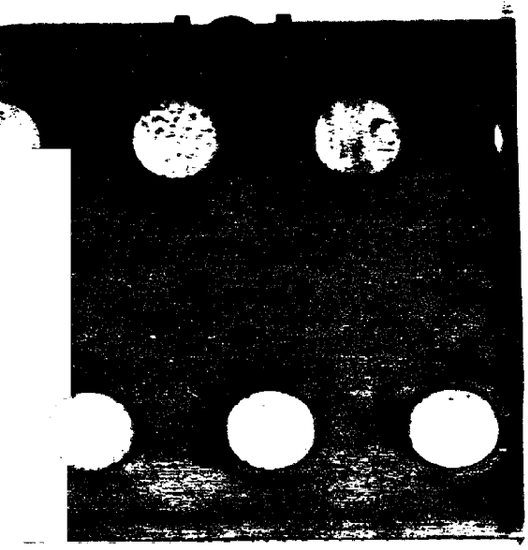
Notary Public

My commission will expire on 6-3-89.

Prepared by Duncan Bryant Rushing, Attorney at Law,
Landmark Title Company, 144 Second Avenue North, Nashville, Tennessee, 37201.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

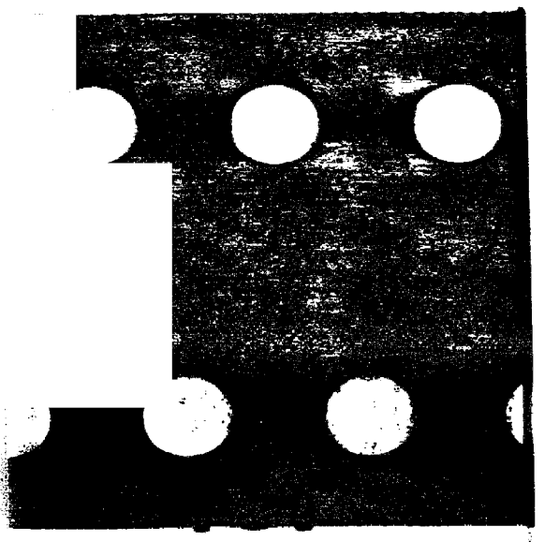
BOOK 7624 PAGE 503

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	57253.66
CON TX	189.09
PRFEE	0.50
WDEED	6.00
TOTAL	195.59
[illegible]	195.59

[illegible] 11 [illegible] 93 [illegible] 491A



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57904

IDENTIFICATION REFERENCE

AUG 11 2 52 PM '88

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 122680