This Instrument Prepared By:

Joseph P. Rusnak
303 Church Street
Suite 101
Nashville, TN 37201
(615) 726-1027

7299 08/15 0101 03CHECK 716.00

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Address of New Owner(s):	Mortgagee:	Map & Parcel No.:
Charles R. Chance, and wife, Tex Ann Chance 127 Postwood Place Nashville, TN 37205	Citizens Bank of Carthage P.O. Box 195 Carthage, TN 37030	103-15-A-27

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Citizens Bank of Carthage (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto Charles R. Chance and wife, Tex Ann Chance (the "Grantees") their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee as described as follows, to wit:

> BEING Lot No. 27 on the Revised Plan of Postwood as of record in Plat Book 5200, page 104, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Citizens Bank of Carthage by Trustee's Deed from Walter G. Birdwell, Jr., Trustee of record in Book 7580, page 716, Register's Office for Davidson County, Tennessee.

This is improved property known as 127 Postwood Place, Nashville, Davidson County, Tennessee 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantor, its heirs and assigns, forever. The Grantor does covenant that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against all lawful claims.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 15th day of August 1988.

CITIZENS BANK OF CARTHAGE

BY: Walter G. Birdwell, Jr.
Walter G. Birdwell, Jr., Chairman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $215,000.00.

Walter G. Birdwell, Jr.
AFFIANT

Subscribed and sworn to before me this 15th day of August, 1988.

My Commission Expires: 3/11/91

Yolanda Y. Lewis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the aforesaid County and State, Walter G. Birdwell, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of the Grantor and is authorized by Grantor to execute this instrument on behalf of the Grantor.

Witness my hand and official seal, at office, on this 15th day of August 1988.

Yolanda Y. Lewis
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

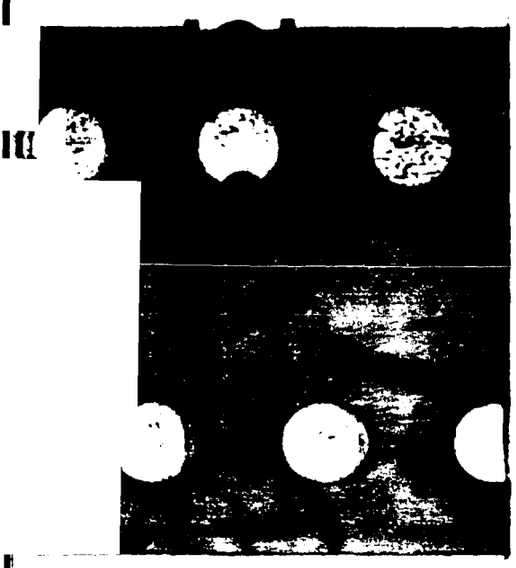
58915

IDENTIFICATION REFERENCE

AUG 15 4 27 PM '88

OFFICIAL RECEIPT

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



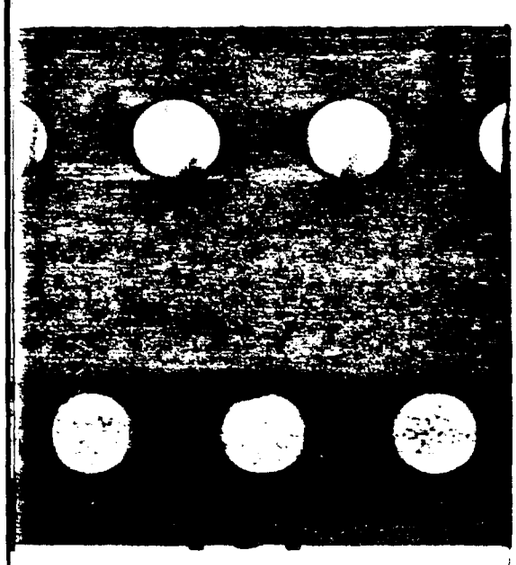
RECEIVED OF _____

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

215000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX	709.50
PRFEE	0.50
WDEED	6.00
TOTAL	716.00
CHECK	716.00

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IDENTIFICATION REFERENCE

AUG 15 4 27 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 123850