WARRANTY DEED

For valuable consideration, which we acknowledge having received,
we, Gary W. Hagaman and his wife, Velma Jean Hagaman, the grantors,
have sold and now convey
to James C. Culp and his wife, M. Carlotta-Hughes Culp, the grantees,
and their heirs and assignees
a piece of real property
in Davidson County, Tennessee, described as follows:

lot 347 on the plan of Edge-o-lake Estates, Section 9,
as shown on the plat of record in book 3700, page 131,
Register's Office for Davidson County (RODC),
to which plat we refer for a more complete description;

the same property
which Mitchell Karam and Margaret Lea Hall Karam Ritz
on 15 August 1986
conveyed
to Gary W. Hagaman and his wife, Velma Jean Hagaman,
by a warranty deed of record in book 6953, page 329, RODC;

subject to a trust deed
which Gary W. Hagaman and his wife, Velma Jean Hagaman,
on 15 August 1986
granted to Tim N. Taylor, trustee,
to secure the payment of a note for $82,313.00 plus interest
to the Capitol Mortgage Corporation,
the remaining balance of which debt
the grantees assume in this sale and promise to pay;

subject to all easements and restrictions of record;

improved realty
known as 265 Sailboat Drive (also called 2644 Ravine Drive),
Nashville, Tennessee, 37217;

to have and to hold that real property
to the grantees and their heirs and assignees forever.

We covenant with the grantees
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 grantees and their heirs and assignees
against the lawful claims of any party.

Witness our hands on 3 February 1989.

Gary W. Hagaman

Gary W. Hagaman

Velma Jean Hagaman

Velma Jean Hagaman

New owners: J.C. and M.C.H. Culp,
265 Sailboat Drive, Nashville, Tennessee, 37217.

Mortgagee: New York Guardian Mortgage Corporation,
Tax bills: PO Box 840, Hempstead, New York, 11551.

Map: 149-04-0-197.00; 02-D-53560.

RUSH

FEB 9 3 38 PM '89

080097

ACKNOWLEDGMENT BY THE SELLERS

State of Tennessee
County of Davidson

Before me, Duncan Bryant Rushing, a notary public at large,
personally appeared Gary W. Hagaman and Velma Jean Hagaman,
with whom I am personally acquainted,
who, being first duly sworn,
acknowledged
they had executed this deed for the stated purpose.

Witness my hand and seal on 3 February 1989.



Duncan Bryant Rushing
Attorney at Law
Notary Public at Large

My commission will expire on 24 November 1990.

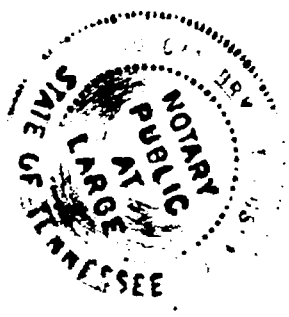
ACKNOWLEDGEMENT BY THE BUYERS

State of Tennessee
County of Davidson

The actual consideration for this transfer
or the fair market value of the property,
whichever is greater,
is $86,136.83.

James C. Culp

Sworn and signed before me on 3 February 1989.

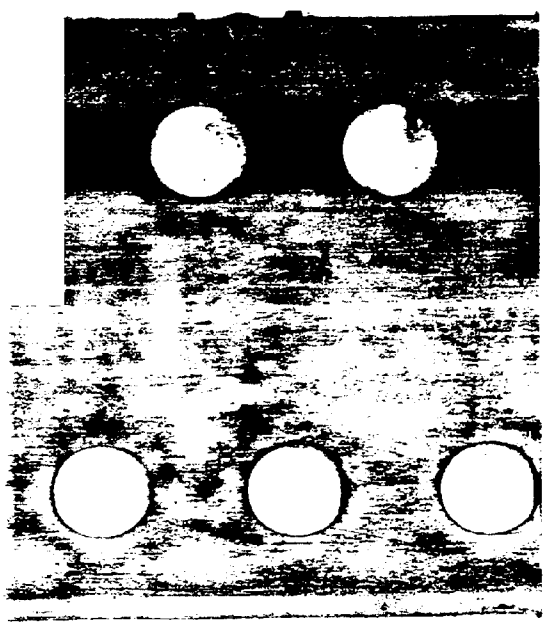


Duncan Bryant Rushing
Attorney at Law
Notary Public at Large

My commission will expire on 24 November 1989.

Prepared by Duncan Bryant Rushing, Attorney at Law, Landmark Title Company,
110 Oaks Tower, 1101 Kermit Drive, Nashville, Tennessee, 37217.

6151 02/09 0101 03CHECK 290.63



OFFICIAL RECEIPT

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

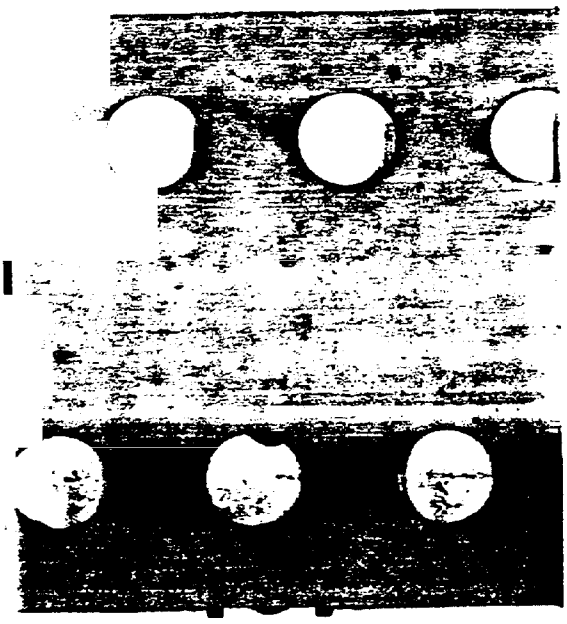
RECEIVED OF _____

FOR _____

BOOK 7770 PAGE 171

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	86136.83
CON TX	284.13
PRFEE	0.50
WDEED	6.00
TOTAL	290.63
CHECK	290.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/09/89 01 15:42 0001 6151

08097

IDENTIFICATION REFERENCE

FEB 9 3 38 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 180636