COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,935.17

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 89.

Notary Public Ollie Mae Parsley

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:	MAP-PARCEL NUMBERS
Shari Long (NAME)	Magnolia Federal Bank (NAME)	2D-10800
263 Fairway Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1858 (STREET ADDRESS)	MAP 149
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Hattisburg, MS 39401 (CITY) (STATE) (ZIP)	PARCEL 5

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, James Thomas Stewart, Jr. and wife, Lorraine C. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shari Long with life estate to Billy Joe Long.

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 the 2nd Civil District of Davidson County, as described according to a boundary survey by McConnell Engineering Consultants, Inc., dated July 19, 1989, as follows:

Beginning at an iron rod in the easterly margin of Mullins Road a/k/a Franklin-Limestone Road, said iron rod being the southwest corner of the herein described tract and the northeast corner of J.R. Gregory property as recorded in Book 4922, page 67, R.O.D.C., TN; thence with the easterly margin of Mullins Road, on a curve having a chord measure of N 17 deg. 09 mins. 50 secs. E 288.745 feet to an iron rod; thence S 85 deg. 17 mins. 22 secs. E 258.04 feet to an iron pin; thence S 71 deg. 19 mins. 58 secs. E 309.78 feet to an iron rod, said iron rod being located in the westerly boundary line of Piccadilly Square, Phase I, as recorded in Plat Book 5200, page 722, R.O.D.C., TN; thence with said boundary line, S 38 deg. 01 min. 13 secs. W 91.24 feet to an iron rod; thence S 40 deg. 44 mins. 17 secs. W 165.57 feet to an iron rod; thence N 84 deg. 56 mins. 13 secs. W 473.46 feet to the point of beginning, containing 3.20 acres, more or less.

BEING the same property conveyed to James Thomas Stewart, Jr. and wife, Lorraine C. Stewart by deed from William T. White and wife, Robbie F. White of record in Book 5061, page 408, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (X) property, known as 610 Mullins Road (House Number), Nashville (Street), TN 37217 (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 28th day of July, 1989

James Thomas Stewart, Jr. Lorraine C. Stewart

STATE OF TENNESSEE
County of Davidson

BOOK 7901 PAGE 859

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named James Thomas Stewart, Jr. and wife, Lorraine C. Stewart

the bargainor S, with whom I am personally acquainted, and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 19 89.

Commission expires May 8, 1991

Ollie Mai Parsley 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

0476 07/31 0101 03CHECK 270.67

WARRANTY DEED

FROM

James Thomas Stewart, Jr. and wife,

Lorraine C. Stewart

TO

Shari Long

Return to:

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

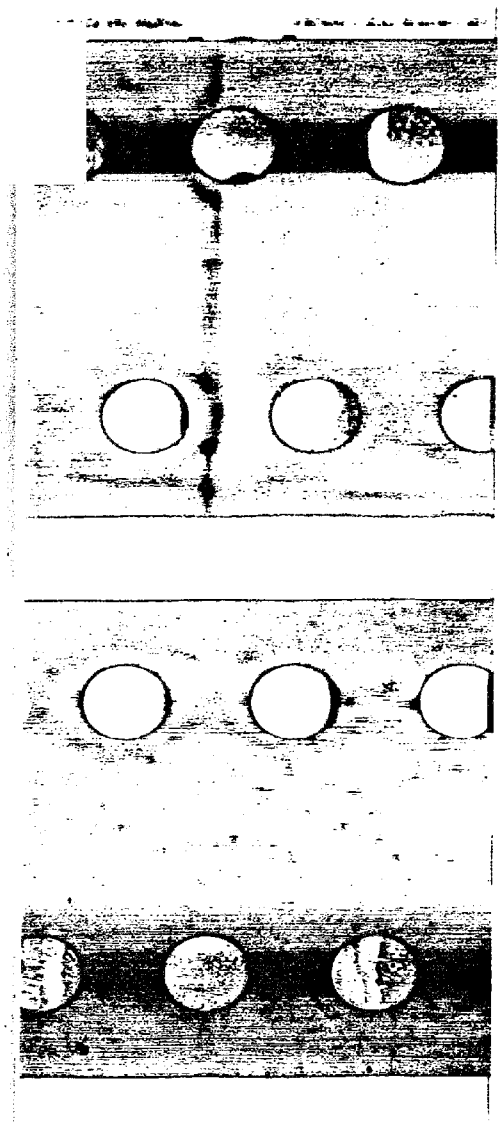
CONTINUATION PAGE FOR WARRANTY DEED

IT IS UNDERSTOOD AND AGREED that as part of the consideration of this transfer is the assumption of a certain deed of trust filed of record in Book 5061, page 412, said Register's Office, which the grantee herein hereby assumes and agrees to pay. The escrow account in connection with said loan is hereby transferred to the grantee herein.

RUSH

FILED & RECORDED
DAVIDSON CO. TENN.
JUL 31 12 57

5 3 5 2 5



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

RECEIVED OF _____

FOR _____

BOOK 7901 PAGE 860

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	79935.17
CON TX	263.67
PRFEE	1.00
WDEED	6.00
TOTAL	270.67
CHECK	270.67

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12-59 0001 0476

5.3.5.2.5.

IDENTIFICATION REFERENCE

JUL 31 12 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 234074