STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,900.00

Amount

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 90

Notary Public

MY COMMISSION EXPIRES: August 5, 1990
(AFFIX SEAL)

RETURN TO:
GREATER NASHVILLE TITLE & CLOSING CO., 223 Madison St., S. 106, Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen & Joyce M. Talley	American National Financial, Inc.	Map 83-3
2212 Greenwood Avenue (ADDRESS)	100 Ashford Center North, S. 250 (ADDRESS)	PARCEL 268
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Atlanta, GA 30338 (CITY) (STATE) (ZIP)	15DA-39010

FOR AND 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, Carl R. McWhirter and wife, Mary C. McWhirter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Owen Talley and wife, Joyce M. Talley

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. 16 on the Plan of W. S. Ashworth's Subdivision of Lots No. 47, 48, 49 and 50 of the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Carl R. McWhirter by deed from Casey Parker and wife, Virgie E. Parker and James Robert Thomas, III, unmarried of record in Book 7962, Pgae 524, Register's Office for Davidson County, Tennessee.

4 1 6 5 1

Jul 16 11 11 AM '90

0254 07/16 0101 03CHECK 234.37

unimproved ( )
This is improved ( ) X property, known as 2212 Greenwood Avenue, Nashville, TN 37206
(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 my hand this 10th day of July, 19 90

Carl R. McWhirter

Mary C. McWhirter

BOOK 8153 PAGE 51

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Carl R. McWhirter and wife, Mary C. McWhirter

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 Madison, Tennessee, this 10th day of JULY, 19 90.

Commission expires 8-5-90

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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:

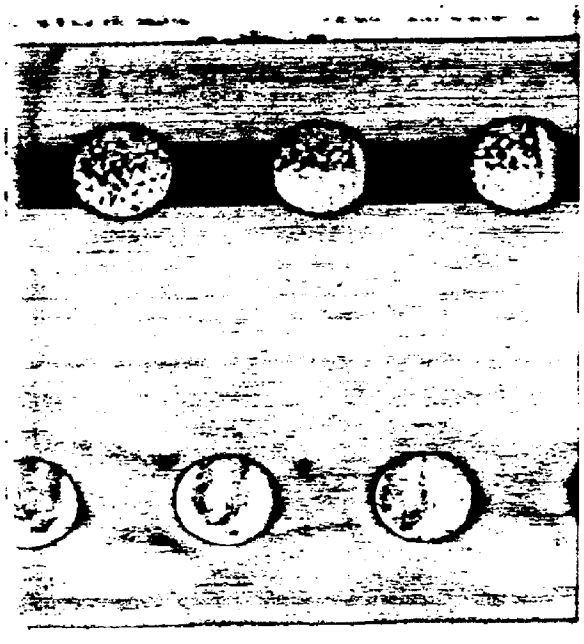
CARL R. McWHIRTER AND WIFE,
MARY C. McWHIRTER

TO:

OWEN TALLEY AND WIFE,
JOYCE M. TALLEY

Greater Nashville Title
& Closing Company
223 Madison St., S. 106
Madison, TN 37115

865-1470



OFFICIAL RECEIPT

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

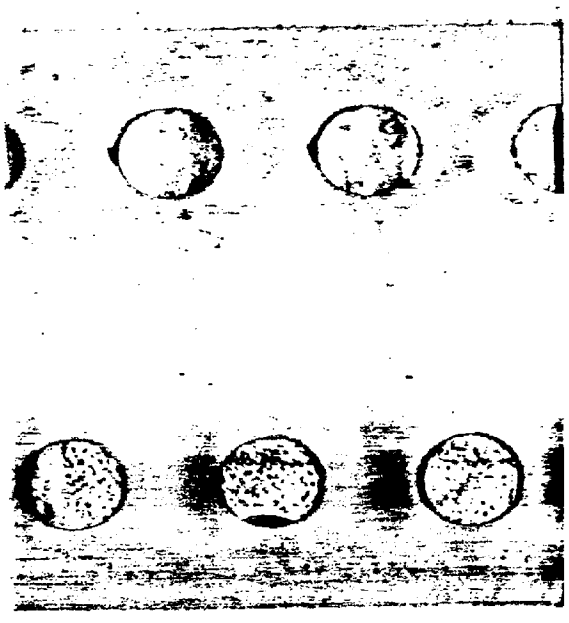
RECEIVED OF _____

FOR _____

BOOK 8153 PAGE 52

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	68900.00
CON TX	227.37
PRFEE	1.00
WDEED	6.00
TOTAL	234.37
CHECK	234.37

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12 0001 0254

4165 I

IDENTIFICATION

JUL 16 11 11 AM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 337094