[ADDRESS NEW OWNER	[SEND TAX BILLS TO:]	MAP-PARCEL]
[Michael D. Farrell, et ux	[Atlantic Coast Mtg. Co.]	Map 15DA]
[1406 Harwood Drive	[12700 Fair Lakes Cr.#400]	Par. 83]
[Nashville, Tn. 37206	[Fairfax, VA 22033]	Lot # 6]

[This instrument was prepared by; David J. Waynick, Attorney,]
[211 Donelson Pike, Suite 2, Nashville, TN 37214]

WARRANTY DEED

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, I, Addie May Williams, a widow, hereinafter called the Grantor have bargained and sold, and by these presents do transfer and convey unto the said Michael D. Farrell and wife, Sharon R. Farrell the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 6 on the Map of Porter Heights, Part Four, as of reocrd in book 1424, page 103, Register's Office for said County.

Said lot no. 6 fronts 65 feet on the west side of Harwook Drive, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Addie May Williams, a widow, by deed from Dorothy Rhea Cutrell and Callie Cutrell Quarles as of reocrd in book 3647, page 231, Register's Office for said County.

This is improved property, known as 1406 Harwood Drive, Nashville, Tennessee 37206.

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.

Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all gender.

Witness our hands this the 15th day of March, 1991.

X Addie May Williams
Addie May Williams

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and afar said county and state, the within named Addie May Williams, widow, the bargainor, 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 Nashville, Tennessee, this the 15th day of March, 1991.

My Commission Expires: 12/31/94 Notary public

State of Tennessee
County of Davdison

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

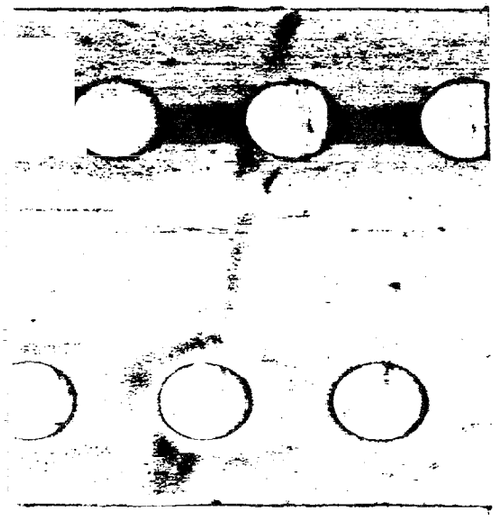
Addie May Williams

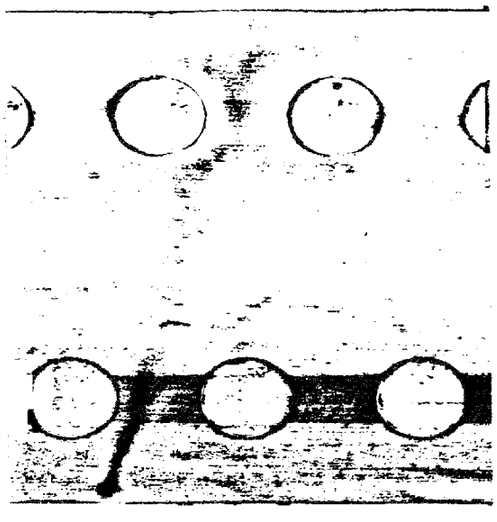
My Commission Expires; 12/31/94 Notary Public

0U613

IDENTIF. REFERENCE

5251 03/21 0101 03CHECK 188.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8313 PAGE 613

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 55000.00
				CON TX 181.50
				PRFEE 1.00
				WDEED 6.00
				TOTAL 188.50
				CHECK 188.50
03/21/91	01			09:52 0001 5251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 U 6 1 3

IDENTIFICATION REFERENCE

MAR 21 9 52 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY, TENN.

No. 406001