[ADDRESS NEW OWNER	[SEND TAX BILLS TO:]	MAP-PARCEL]
[Kevin F. Driver, Et Ux	[National Mortgage Co.]	Map 75-4]
[Teresa H. Driver	[4041 KNIGHT ARNOLD RD.]	Par 127]
[4705 Pheonix Dr.	[MEMPHIS, TN.]	]
[Hermitage, TN 37076	[ ]	]

[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, we, David L. Huggins and wife, LYNN Huggins hereinafter called the Grantors have bargained and sold, and by these presents do transfer and convey unto the said Kevin F. Driver and wife, Teresa H. Driver, 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. 338 on the Plat of Tulip Grove, Section 6, of record in Plat Book 4460, Page 19, Register's Office for Said County.

Said Lot No. 338 fronts 95.4 feet on the Northerly margin of Pheonix Drive and extends back between lines 143.0 feet on the Easterly line and 135.88 feet on the Westerly line to a line on the rear on which it measures 78.32 feet.

Being the same property conveyed to David L. Huggins and wife, Lynn Huggins, by deed from George G. Davy and wife, Teresa A. Davy, as of record in Book 6510, page 124, Registers Office for said County.

This is improved property, known as 4705 Pheonix Dr., Hermitage, Tennessee 37076.

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 26th day of June, 1991.

David L. Huggins

LYNN Huggins

26991

IDENTIFICATION REFERENCE

Jul 1 9 27 AM '91

MAIL ENV.

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 David L. Huggins and wife, Diana L. Huggins, the bargainors, 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 26th day of June, 1991.

My Commission Expires: 7/23/94 Notary public

State of Tennessee
County of Davdison

The actual consideration for this transfer or value of property (whichever is greater) is $ 84,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn and subscribed to before me this the 26th day of June, 1991.

Commission Expires; 7/23/94 Notary Public

7255 07/01 0101 03CHECK 287.17

Return To:

Broker's Escrow Services, Inc.
P. O. Box 140255
Nashville, TN 37214



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8387 PAGE 363

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 84900.00
CON TX 280.17
PRFEE 1.00
WDEED 6.00
TOTAL 287.17
CHECK 287.17

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/01/91 01 09:35 0001 7255

26991.

IDENTIFICATION REFERENCE

JUL 1 9 27 AM '91

No. 436328