BY.

Joseph B. Pitt, Jr., Attorney
315 Deaderick Street
Suite 105
00264532
BOX 35

WARRANTY DEED

BOOK 8439 PAGE 426

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rupert A. Francis (NAME)	SouthTrust Mortgage Corp. (NAME)	MAP 102-12
708 Summerly Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 532060 (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Birmingham, AL 35253-2060 (CITY) (STATE) (ZIP)	PARCEL102

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by Rupert A. Francis and wife, Beverley A. Francis and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Stuart Speyer and wife, Shirley F. Speyer,

have this day bargained and sold, and do hereby transfer and convey unto the said Rupert A. Francis and wife, Beverley A. Francis

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

A certain tract or parcel of land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Hillwood Estates, Section II, of record in Book 2663, page 38, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Summerly Drive, at the corner of Lots 270 and 271; thence with the line between said two lots, northeastwardly 336 feet; thence North 21 deg. 24 min. West 148.8 feet to the corner of Lots Nos. 271 and 277; thence with the line between said two lots, northwestwardly 130 feet to the corner of Lots 271 and 272; thence with the line between said two lots, southwestwardly 390.8 feet to the northeasterly margin of said Summerly Drive; thence with the margin of the same, southeastwardly 150 feet, to the beginning.

Being the same property conveyed to Stuart Speyer and wife, Shirley F. Speyer, by deed from Robert J. Hunnicutt and wife, Elaine C. Hunnicutt, of record in Book 6490, page 748, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 220,000.00

Affiant

Subscribed and sworn to before me this the 9th *day of* September *19* 91

My commission expires 1-17-1994 *(Affix Seal)*

Notary Public

This is improved (~~unimproved~~) property, known as 708 SUMMERLY DRIVE, Nashville, TN 37209 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 9th *day of* September *19* 91 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stuart Speyer

Shirley F. Speyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Stuart Speyer and wife, Shirley F. Speyer,

the within named 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 Nashville *Tennessee,*

this 9th *day of* September, *19* 91

Commission Expires 1-17-1994 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____,
this _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

BOOK 8439 PAGE 427

4.5.6.3.3.

IDENTIFICATION REFERENCE

SEP 10 12 37 PM '91

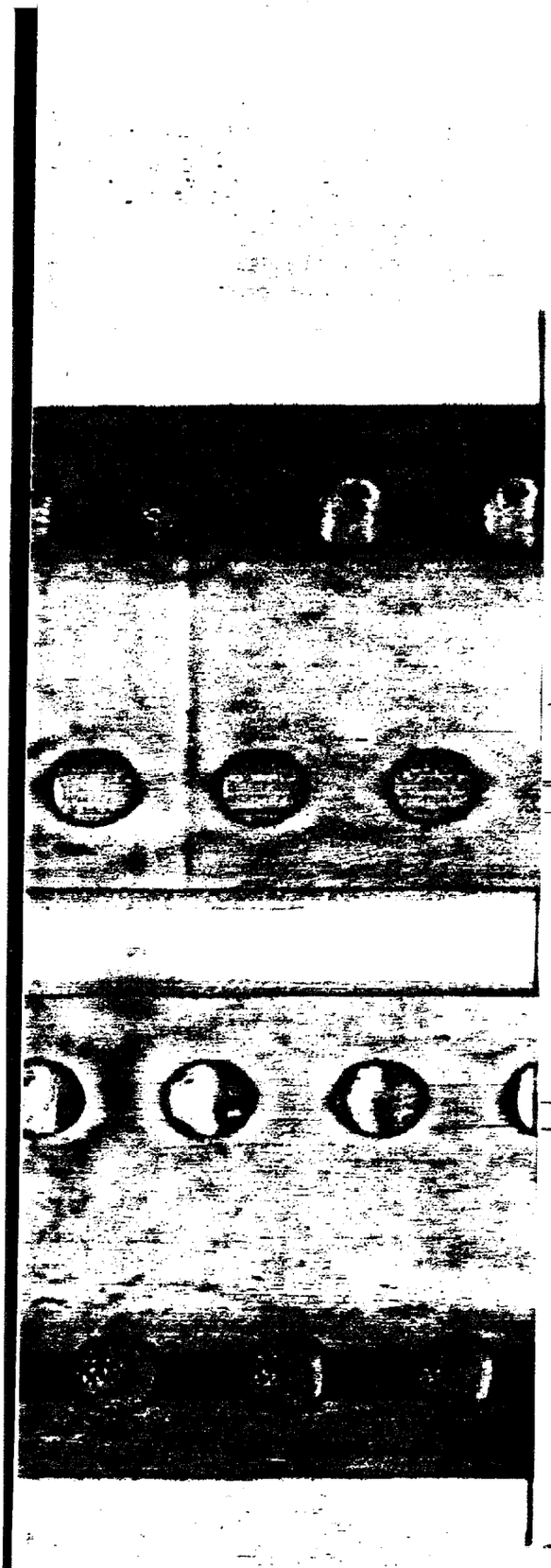
WARRANTY DEED

FROM

TO

9360 09/10 0101 03CHECK 824.00

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

RECEIVED OF _____

FOR _____

BOOK 8439 PAGE 428

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 220000.00
CON TX 814.00
PRFEE 1.00
MDEED 6.00
TOTAL 821.00
CHECK 821.00

09/10/91 01 12:39 0001 9360

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.6.3.3

IDENTIFICATION REFERENCE

Sep 10 12 37 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 457621