THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $93,000.00.

Kenneth F. Ashburn
Affiant

Subscribed and sworn to before me this 27th day of November, 1991.

Notary Public

My Commission Expires: 1-23-94

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
KENNETH F. ASHBURN 1211 Cedar Lane Nashville, Tennessee 37212	CITIZENS & SOUTHERN MORTGAGE CORPORATION P.O. Box 656 Tucker, GA 30085-0656	MAP 118-05 PARCEL 1 FIELD BK. 24W-13940

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINETY THREE THOUSAD AND 00/100 ($93,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, **MICHAEL A. HOLMES and wife, LAURIE ANNE B. HOLMES,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **KENNETH F. ASHBURN, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 140 on the Map of Victoria Place, of record in Book 332, page 10, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to Michael A. Holmes and wife, Laurie Anne B. Holmes, by deed from Mary Stiles Frensley of record in Book 6311, page 754, Register's Office for Davidson County, Tennessee.

This is improved property known as 1211 Cedar Lane, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Matters shown on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to

6656

Dec 4 8 23 AM '91

the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27 day of November, 1991.

Michael A. Holmes
MICHAEL A. HOLMES

Laurie Anne B. Holmes
LAURIE ANNE B. HOLMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MICHAEL A. HOLMES and LAURIE ANNE B. HOLMES, 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.

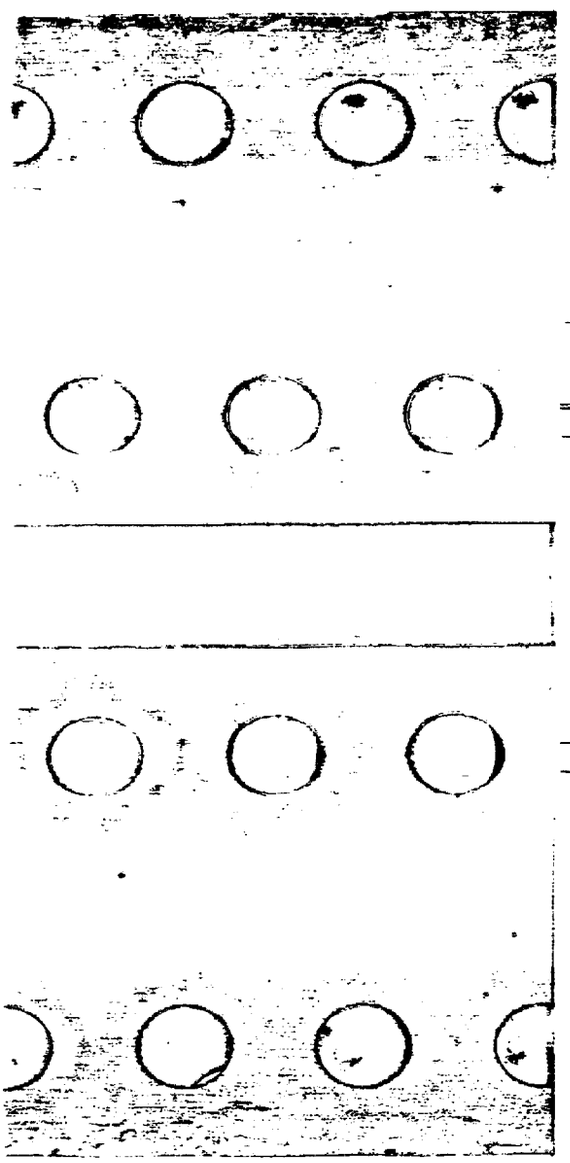
Witness my hand and official seal this 27th day of November, 1991.

Notary Public

My Commission Expires:
11-27-94

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

9103 12/04 0101 03CHECK 351.10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8500 PAGE 242

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 6.00
TOTAL 351.10
CHECK 351.10

12/04/91 01 08:26 0001 9103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6656

REGISTER'S OFFICE

DEC 4 8 23 AM '91

No. 481671