BOOK 8562 PAGE 111

THIS INSTRUMENT WAS PREPARED BY:
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Timothy T. Sells P.O. Box 2046 Cookeville, TN 38502	Union National Bank of Arkansas P.O. Box 3318 Little Rock, AR 72203	Map 92-13 Parcels 428 & 466

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. The Grantees hereby assume and agree to pay the unpaid balance on the existing mortgages to Union National Bank of Arkansas secured by a Deed of Trust of record in Book 5978, page 827, (Lot 156), and a Deed of Trust of record in Book 5978, page 823, (Lot 157), Register's Office for Davidson County, Tennessee, the debts secured thereby, and also hereby assume the obligations under the terms of the instruments creating the loan;

we, Ben H. Massey and wife, Mary R. Massey

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Timothy T. Sells, Timothy B. Stewart and Mary V. Farris

hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 156 and 157 on the Plan of Hortense Place of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 156 and 157 front 100 feet on the south side of Dakota Avenue and extend back 150 feet on the east line and 150 on the west line to a dead line measuring 100 feet thereon.

Being the same property conveyed to Ben H. Massey and wife, Mary R. Massey by deed from Harold Bryant and wife, Vicki Bryant of record in Book 7560, page 342, Register's Office for Davidson County, Tennessee.

This description is the same as used in previous deed.

This is improved property at 3511 and 3515 Dakota Avenue, Nashville, TN.

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 assigns, to warrant and defend title 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 our hands this 28th day of February, 1992.

Ben H. Massey
BEN H. MASSEY

Mary R. Massey
MARY R. MASSEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben H. Massey,* the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

* and Mary R. Massey

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1992.

My Commission Expires:

10-2-93

Phyllis Kerr
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this _____ day of _____, 1992, before me personally appeared Ben H. Massey to me known to be the person who executed the foregoing instrument in behalf of Mary R. Massey and acknowledged that he executed same as the free act and deed of said Mary R. Massey for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of _____, 1992.

My Commission Expires:

_____ NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $147,000.00.

Timothy J. Sellers
AFFIANT

Subscribed and sworn to before me this 28th day of February, 1992.

My Commission Expires:

4-24-92

Phyllis Kerr
NOTARY PUBLIC

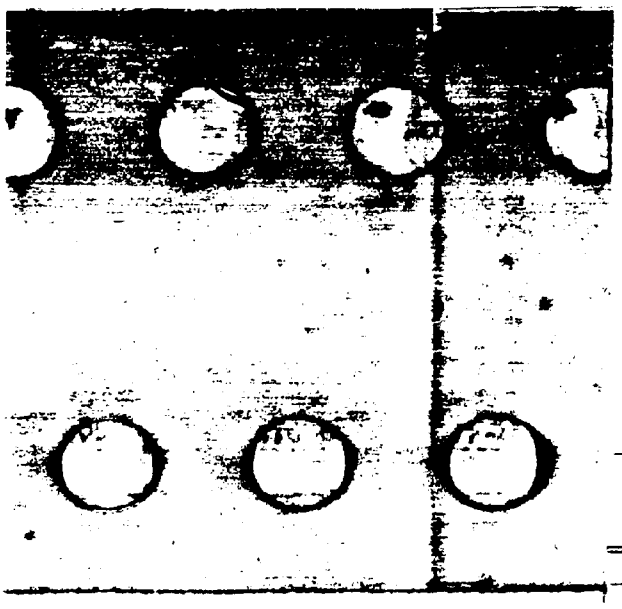
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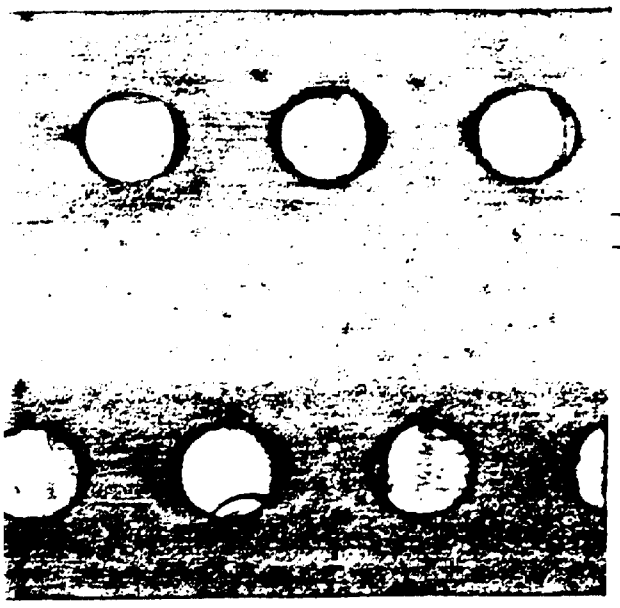
IDENTIF. TREFERENCE

MAR 2 8 52 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

87 03 30 1001 03CHECK 550.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 147000.00
CON TX 543.90
PRFEE 1.00
WDEED 6.00
TOTAL 550.90
CHECK 550.90

03/02/92 01 08:52 0001 1787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88234

IDENTIF. REFERENCE

MAR 2 8 52 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 506291