Name and Address of New Owner:	Send Tax Bills To:	Prepared by:
National Investment Group, Inc. P.O. Box 198747 Nashville, TN 37219	Same	D.W. McMackin P.O. Box 198947 Nashville, TN 37219

Map No. 133-14-A-23C0
Parcel No. 06DA58553

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th day of January, 1993, by and between John B. Bearden and wife, Laura M. Bearden, party of the first part, and National Investment Group, Inc., its successors and assigns, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain and sell, convey, and confirm unto the said party of the second part the following described real estate situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Real estate in Davidson County, Tennessee, being Unit B-3, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to John B. Bearden, unmarried, by deed from Lanmar Development Corp., a Tennessee corporation, of record in Book 5885, page 240, Register's Office, Davidson County, Tennessee.

This is improved property known as Unit B-3, Oakcrest Condominium, 420 Elysian Fields Road, Nashville, Tennessee 37211.

The above legal description is identical to the legal description in the previous deed of record.

Laura M. Bearden, wife of John B. Bearden, joins herein for the purpose of conveying any marital rights or interest she may have or hold in the above described real property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his successors and assigns, in fee simple, forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same, that the same is unencumbered and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The party of the first part has executed and delivered this Warranty Deed to the party of the second part in lieu of the foreclosure of that certain deed of trust dated October 31, 1989,

executed by John B. Bearden and wife, Laura M. Bearden, to Union Financial Corporation, Trustee, of record in Book 7976, page 550, Register's Office, Davidson County, Tennessee.

WITNESS THE signature(s) of the party of the first part on the day and year first above written.

John B. Bearden

Laura M. Bearden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

9774 01/26 0101 03CHECK 75.60

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Bearden and wife, Laura M. Bearden, the bargainor(s), with whom I am personally acquainted, (or proved to me upon 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 15th day of January, 1993.

Notary Public

My commission expires: 9/16/95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

Affiant

Subscribed and sworn to before me on this 15th day of January, 1993.

Notary Public

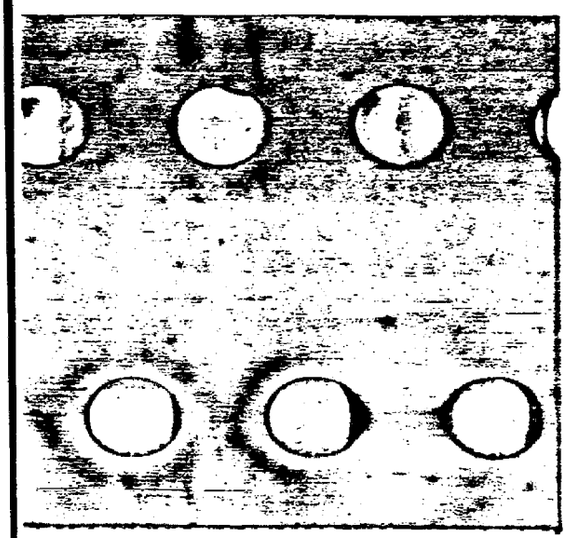
My commission expires: September 16, 1995

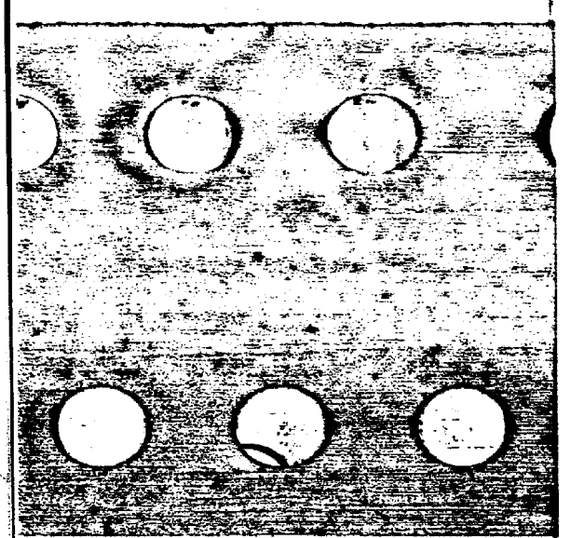
8 6 1 5 0

IDENTIFICATION REFERENCE

JAN 26 12 29 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8848 PAGE 567

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 18000.00
				CON TX 66.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 75.60
				CHECK 75.60
			01/26/93 01	12:27 0001 9774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 6 1 5 0

IDENTIFI REFERENCE

JAN 26 12 29 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 614485