File No. 11480

WARRANTY DEED

FILE BOX 38
FIRST TITLE AND ESCROW CO. IN

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road Suite 220
Nashville, Tennessee 37215

BOOK 8942 PAGE 100

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOHN EUGENE ANDERSON (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	103-13
410 West Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	48
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	8DZ 47990

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, TERENCE N. FAILS AND WIFE, KATHERINE L. FAILS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN EUGENE ANDERSON AND WIFE, GLENDA HOLCOMB ANDERSON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Hillwood Estates, Section 2, as of record in Plat Book 1835, page 80, Register's Office for Davidson County, Tennessee, and a triangular Lot on the Plan of Hillwood Estates, Section 5, of record in Plat Book 2133, page 55, more particularly described as follows:

Beginning on the northerly margin of West Hillwood Boulevard at the corner of Lot Nos. 1 and 2; thence northwardly 477.6 feet to the southerly line of Lot No. 11, being 36.4 feet west of the corner of Lot Nos. 1 and 2; thence with the southerly line of Lot No. 11, westwardly 158 feet to a point in the southerly line of Lot No. 51, said point being 70 feet west of the common corner of Lot Nos. 1 and 11 and being the northeast corner of Lot No. 50 on the Plan of Hillwood Estates, Section 5; thence South 9 degrees West 459.3 feet to the northerly margin of West Hillwood Boulevard, thence with same, eastwardly 244.36 feet to the point of beginning.

Being the same property conveyed to Katherine L. Fails by deed from Frank L. Smith and wife, Lottie S. Smith of record in Book 5248, page 739, said Register's Office, Katherine L. Fails having vested said property in Katherine L. Fails and husband Terence N. Fails by quitclaim deed of record in Book 7735, page 363, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1993 which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the plan of record in Plat Book 1835, page 80, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 410 West Hillwood Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 30th day of April, 19 93

Terence N. Fails
TERENCE N. FAILS

Katherine L. Fails
KATHERINE L. FAILS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8942 PAGE 101

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TERENCE N. FAILS AND WIFE, KATHERINE L. FAILS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 30 day of April, 1993.

My commission expires 1-23-94 Notary Public Glenda P. Bingham

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

17504

IDENTIFICATION REFERENCE

MAY 7 12 53 PM '93

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00

John Eugene Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 1993

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

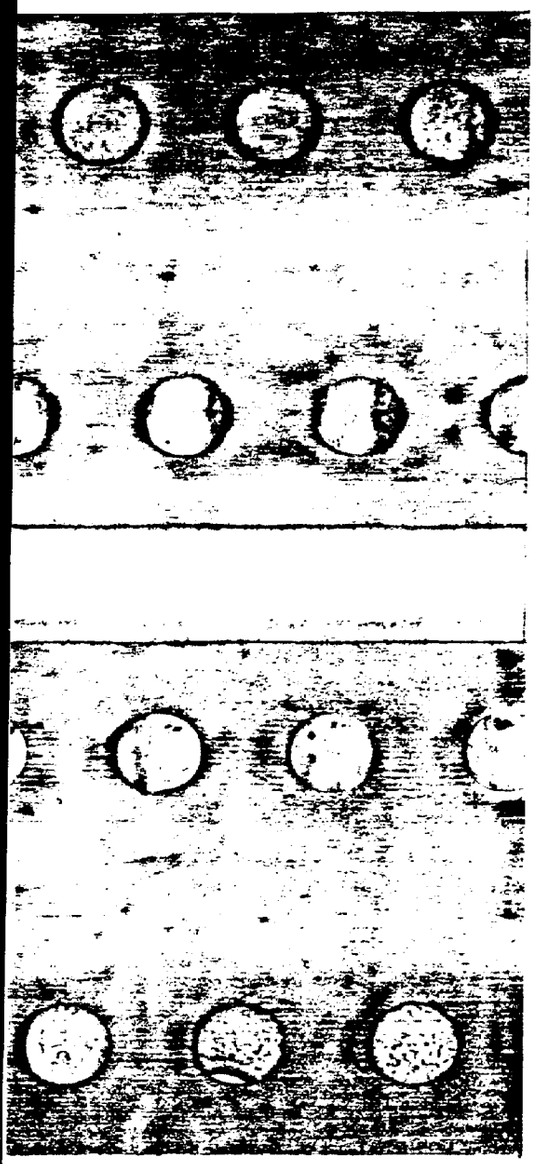
WARRANTY DEED

FROM
TERENCE N. FAILS AND WIFE,
KATHERINE L. FAILS

TO
JOHN EUGENE ANDERSON AND WIFE,
GLENDA HOLCOMB ANDERSON

0734 05/07 0101 CHECK 1230.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR BOOK 8942 PAGE 102

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 330000.00
				CON TX 1221.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1230.00
				CHECK 1230.00
05/07/93	01			12:52 0001 0734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17504

IDENTIFICATION REFERENCE

MAY 7 12 53 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 648846