This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

ADDRESS NEW OWNER:
FOY L. PRATER and SHAMIRAN PRATER
500 Ridge Court, East
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Magnolia Federal Bank
P. O. Box 1858
Hattisburg, MS 39409-1858

MAP AND PARCEL:
MAP 64-12
PARCEL 50

WARRANTY DEED

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, we, GEORGE F. PURNELL and wife, VONCILE E. PURNELL, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto FOY L. PRATER and wife, SHAMIRAN PRATER, hereinafter called the GRANTEES, their 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 Lot No. 348 on the Plan of Sherwood Forest, Section Four, as of record in Plat Book 4460, Pages 182 and 183, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to George F. Purnell and wife, Voncile E. Purnell by deed from Gary Perrell and wife, Brenda Perrell of record in Book 6098, Page 38, said Register's Office.

This is improved property known as 4724 Kalamath Drive, Old Hickory, TN 37138.

This conveyance is made subject to the following:

1. 1994 County Property Taxes, which have been assumed by the Grantees;

2. Restrictive Covenants for Sherwood Forest, Section IV of record in Book 4704, Page 448, Register's Office of Davidson County, Tennessee; and

3. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Sherwood Forest, Section Four of record in Plat Book 4460, Pages 182 and 183, Register's Office of Davidson County, Tennessee.

As part of the consideration for this transfer, the GRANTEES herein assume and agree to pay the principal balance now due, plus future interest on a certain note, dated July 9, 1976, in the original principal sum of $33,850.00, payable to Dobson & Johnson, Inc., in monthly installments, including interest as set forth in said note, and being secured by a Deed of Trust of record in Book 5044, Page 188, said Register's Office. Said Deed of Trust has been assigned to Magnolia Federal Bank for Savings by instrument of record in Book 7867, Page 428, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said FOY L. PRATER and wife, SHAMIRAN PRATER, their heirs and assigns, forever; and we, GEORGE F. PURNELL and wife, VONCILE E. PURNELL, do further covenant with the said GRANTEES that we are lawfully seized and possessed of

said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 22nd day of March, 1994.

GEORGE F. PURNELL

VONCILE E. PURNELL

STATE OF TENNESSEE)

COUNTY OF WILSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, GEORGE F. PURNELL and wife, VONCILE E. PURNELL, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 22nd day of March, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

5154 03/23 0101 03CHECK 240.25

COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $62,500.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of March, 1994.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

30862
IDENTIF. & REFERENCE

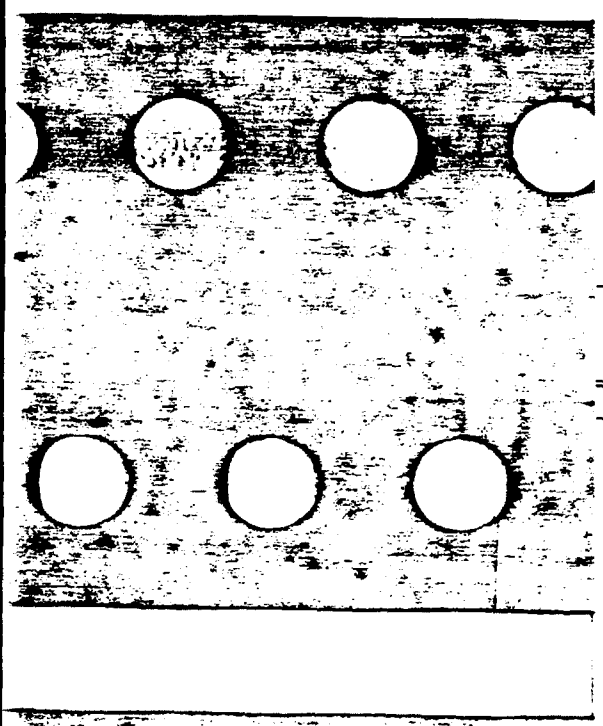
94 MAR 23 PM 1:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

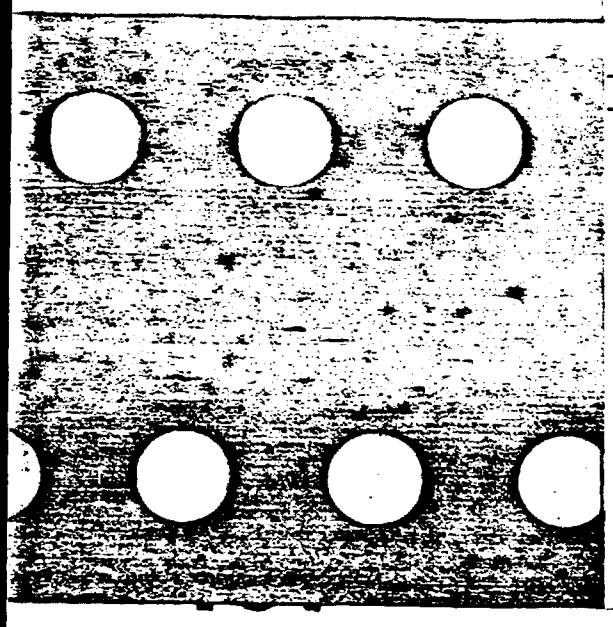
BOOK 9287 PAGE 540

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 8.00
TOTAL 240.25
CHECK 240.25

03/23/94 01 13:02 0001 5154



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30862
IDENTIF. ↑ REFERENCE

94 MAR 23 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 770474