BOX 2

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF August 1994

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

IWANDA E. FULTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires September 28, 1997

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond H. Sexton (NAME)	First Federal Bank (NAME)	MAP 96-10
2923 Dunmore Drive (ADDRESS)	4205 Hillsboro Road, Ste. 101B (ADDRESS)	PARCEL 227
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Allan Buford Ralls and wife, Ann Ralls

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond H. Sexton and wife, Ruth G. Sexton

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:

Being Lot No. 382 on the Plan of Cloverhill Subdivision, Section VII, as of record in Plat Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Allan B. Ralls and wife Helen Ralls by Deed from A. E. Johnson Construction Company, Inc. of record in Book 2342, page 605 and to Allan Buford Ralls by Final Divorce Decree of record in Deed Book 4884, page 280, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2145, page 262 and Book 2273, page 88, Register's Office for said County.

This conveyance is subject to a Sewer Easement to Metropilitan Department of water an Sewage Services as of record in Book 6172, page 145, Register's Office for said County.

This conveyance is subject to a Right of Way Agreement to The Nashville Gas Company as of record in Book 3969, page 799, Register's Office for said County.

The said Ann Ralls joins in this conveyance to convey any marital interest she may have to said property.

unimproved ( )
This is improved (X) property, known as 2923 Dunmore Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of August 1994

Allan Buford Ralls

X Ann Ralls

Ann Ralls

BOOK 9450 PAGE 166

STATE OF TENNESSEE
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Ralls

the bargainor s 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 at CAMDEN, Tennessee, this 25th day of August 19 94

Commission expires 11-24-96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

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 Allan Buford Ralls the bargainors 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. Witness my hand and official seal at Nashville, Tennessee, This the 30th day of August, 1994.

My Commission Expires; 5.23.98 Notary Public

94 AUG 30 AM 11:27
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

86103

327.30 2.01 03 FEE

255.05

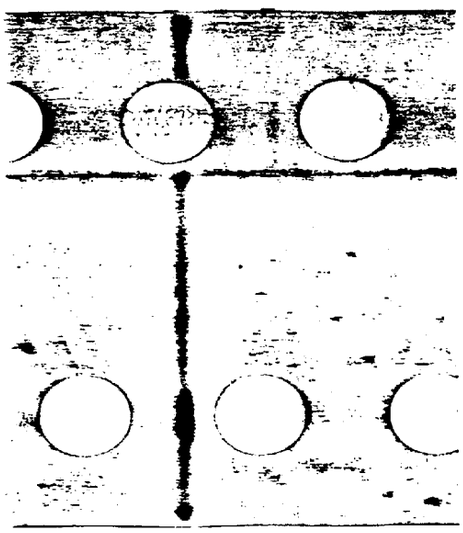
RETURN TO:
CUMBERLAND TITLE COMPANY

[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

[ ] 245 Dover Road
Clarksville, Tennessee 37040



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

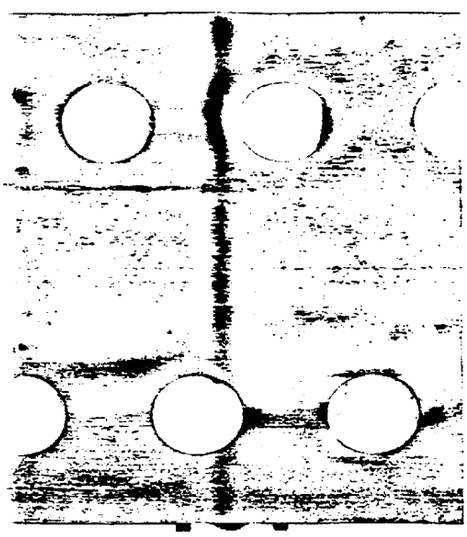
RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 167

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	66500.00
CON TX	246.05
PRFEE	1.00
WDEED	9.00
TOTAL	255.05
PAID	255.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/30/94 01 11:28 0001 3271

86103
IDENTIF. & REFERENCE

94 AUG 30 AM 11:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829661