BOOK 9573PG552

This instrument prepared by:
SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3
Hendersonville, TN 37075
(615)-822-9232

File #: 94-1652J

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged,
Tarkington Property Company

hereinafter called GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto John Michael Terry, unmarried

hereinafter called GRANTEE(S), their Heirs and Assigns, a certain tract or parcel of land, together will all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Perry Heights Subdivision, of record in Book 2900, page 18, Register's Office for said County.

3021 01/19 0101 03CHECK 268.00

SAID Lot No. 101 fronts 70.0 feet on the southerly side of Wellman Drive and runs back 165.0 feet on the easterly line and 165.0 feet on the westerly line to a line in the rear measuring 70.0 feet thereon.

JAN 19 PM 2:53

6270

PROPERTY ADDRESS: 2717 Wellman Drive, Nashville, TN 37214

BEING the same property conveyed to GRANTOR(S) by deed recorded in Book 6395 at page 808, Register's Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns, in fee simple forever.

SAID CONVEYANCE IS MADE SUBJECT to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1995 and subsequent years.

THE SAID GRANTOR(S) does/do hereby covenant with the said GRANTEE(S) that he/she/they is\are lawfully seized in fee simple of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quiet possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned have set his/her/their hand and sell on this 13th day of January, 19 95

Ray Tarkington

Tarkington Property Company
Ray Tarkington, Partner

J. Fred Tarkington, Partner

J. Fred Tarkington, Partner

State of Tennessee
County of _____

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On this _____ day of _____, 19 ____, before me, a Notary Public in and for said State and County, personally appeared _____
with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal.
My Commission Expires:

_____
Kenneth C. Kant Notary Public

January 26, 1997

State of Tennessee
County of Davidson

On this 3th day of January, 19 ____, before me, a Notary Public in and for said State and County, personally appeared Ray Tarkington with whom I am personally acquainted with and whom, upon oath, acknowledged that he/she/they is the Partner of _____
Tarkington Property Company, a the within named bargainor, a corporation/partnership/joint venture and as such Partner, executed the foregoing instrument for the purposes therein contained on behalf of said bargainor.

Witness my hand and officious seal.
My Commission Expires:

_____
Kenneth C. Kant Notary Public

January 26, 1997

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 70,000.00.

_____. Subscribed and sworn to before me, this the 13th day of
AFFIANT
January, 1994

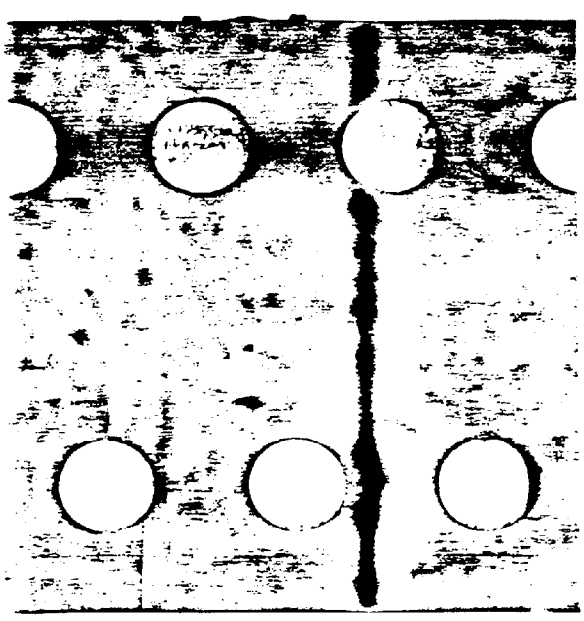
My Commission Expires:
January 26, 1997

_____
Kenneth C. Kant Notary Public

MAP AND PARCEL #: 96-13-0-028.00

ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*
John Michael Terry	Southeastern Mortgage of Tennessee, Inc.
2717 Wellman Drive	565 Marriott Drive, Suite 250
Nashville, TN 37214	Nashville, TN 37210

SUPERIOR TITLE & Escrow Services, Inc.
919 West Main Street, Suite U-3, Hendersonville, TN 37075



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

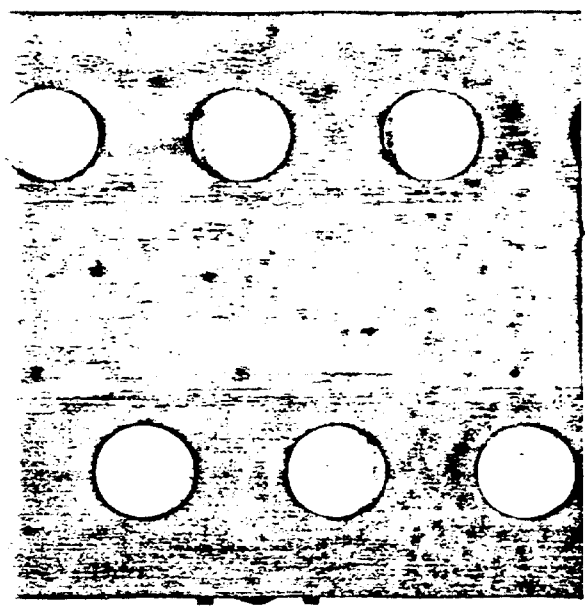
RECEIVED OF _____

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
EFEE	268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/18/95 01 14:53 0001 3021

26270
IDENTIF. # REFERENCE

95 JAN 18 PM 2:53

REGISTER
DAVIDSON COUNTY, TN.

No. 872848