OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2383837

BOOK 9581 PG 355

STATE OF TENNESSEE)
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Steven M. Tate
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th DAY OF January, 19 95.

NOTARY PUBLIC

My Commission expires: 1-27-96

(615) 385-2804 THIS INSTRUMENT PREPARED BY Transpot #3143

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven M. Tate and wife (NAME)	owners at same address (NAME)	131-6-B-68-CO
709 Summerwind Cr. (ADDRESS)	(ADDRESS)	7DA-92402
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 265,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Wallace Builders, Inc., a Tennessee Corporation

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Steven M. Tate

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 64** on the plan of **Burton Hills**, Village of Summerwind, as of record at **Book 6250, page 811**, Register's Office for said County, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor(s) herein by deed as of record at Book 9204 , page 433 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee(s) assume in full, subject to any reproration required as the result of a change in the actual current year's tax amount, and to the limitations and conditions setforth in the title insurance commitment which was delivered to said grantee(s) prior to delivery of this deed, see Old Republic Title Ins. Co. policy assigned number **SV**2383837 .

~~unimproved~~ This is improved (X) property, known as 709 Summerwind Cr., Nashville, TN 37215
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 27th day of January, 19 95.

Wallace Builders, Inc.

By: Stephen C. Wallace, Pres.

BOOK 9581 PG 356

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

6314 01/30 0101 03CHECK 98[illegible].50

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

95 JAN 30 AM 9:58
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

29164

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

PICK-UP

STATE OF TENNESSEE }
County of Davidson }

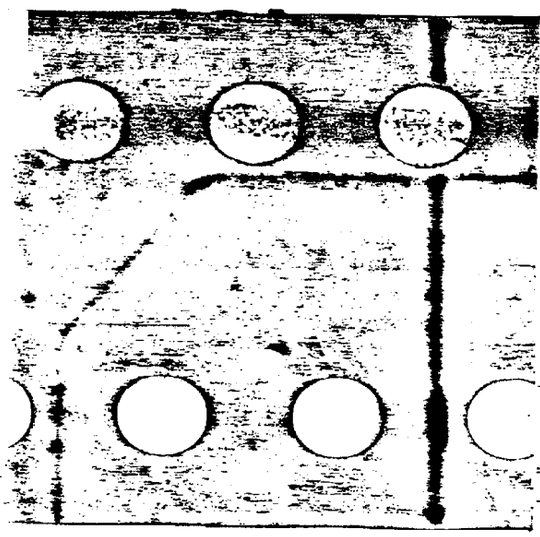
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Stephen C. Wallace, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the President of Wallace Builders, Inc., the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

Witness my hand and official seal at office this 27th day of January 19 95.

My Commission expires:
1-27-96

Notary Public

GREENE & GASTON NOTARY PUBLIC STATE AT LARGE



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

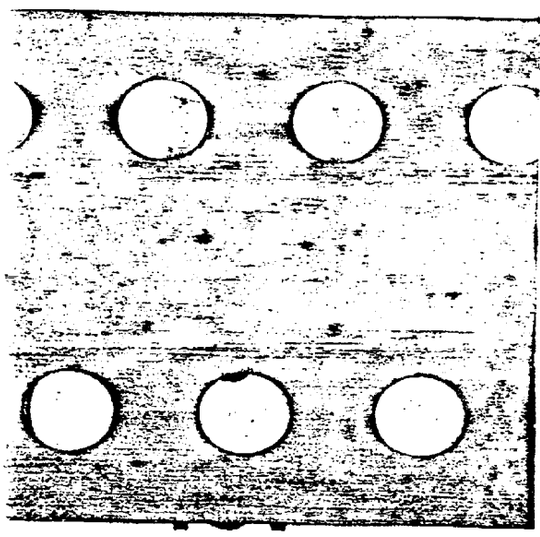
RECEIVED OF _____

FOR _____

BOOK 9581 PG 357

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 265000.00
CON TX 980.50
~~PRFEE 1.00~~
~~MTGED 8.00~~
TOTAL 989.50
CHECK 989.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29164
IDENTIF. ↑ REFERENCE

95 JAN 30 AM 9:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

01/30/95 01 09:58 0001 6314

No. 876087