BOOK 9624 PG 580

OLD REPUBLIC

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF March, 1995

NOTARY PUBLIC

My Commission expires:

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES ELLIOTT WITHERS (NAME)	BarclaysAmerican/Mortgage Corp. (NAME)	104-16-185
2006 BEECHWOOD AVENUE (ADDRESS)	5032 Parkway Plaza Blvd. Bldg 8 (ADDRESS)	
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	Charlotte, North Carolina 28217 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

KAL HELOU, ADMINISTRATOR, C.T.A., OF THE ESTATE OF NANCY FRY, DECEASED

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

JAMES ELLIOTT WITHERS, AN UNMARRIED PERSON

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, being Lot No. 7 on the Plan of the Subdivision of the Estate of Daniel McIntyre, Sr., deceased, of record in Plan Book 3, page 30, Chancery Court at Nashville, Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Nancy Elizabeth Fry, by deed of record in Book 1454, page 275, Register's Office for Davidson County, Tennessee, whereby Hattie L. Fry and J. S. Fry quitclaimed their interest in said property to Lonnie Lee Fry, Nancy Elizabeth Fry and J. S. Fry, each a one-third interest, as a tenancy in common. The said Lonnie Lee Fry having since died, predeceasing J. S. Fry and Nancy Elizabeth Fry, thereby vesting in John Sparkman Fry, also known as J. S. Fry, and Nancy Elizabeth Fry, as tenants in common, by Will filed in Probate Court of Davidson County, Tennessee, Probate #43449. The said John Sparkman Fry having since died, vesting title in Nancy Elizabeth Fry, by Will (Docket #93P-1739) of record in Will Book 188, page 8, Probate Court for Davidson County, Tennessee. The said Nancy Elizabeth Fry having since died, the Probate Court of Davidson County, Tennessee having appointed Kal Helou, Administrator, C. T. A., as noted in Minute Book 391, page 116, Probate Court for Davidson County, Tennessee, as duly authorized agent to sell said property.

unimproved ( )
This is improved (X) property, known as 2005 Beechwood Avenue Nashville, TN 37212
(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 17th day of March, 1995.

Kal Helou - Administrator C.T.A.
KAL HELOU, ADMINISTRATOR, C.T.A.,
ESTATE OF NANCY FRY, DECEASED.

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KAL HELOU, ADMINISTRATOR, C.T.A., OF THE ESTATE OF NANCY FRY, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 17th day of March, 19 95.

My Commission expires:
28 May 1995

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 }

2599 03/22 0101 03CHECK 379.00

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

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, 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 _____self as such officer (or partner).

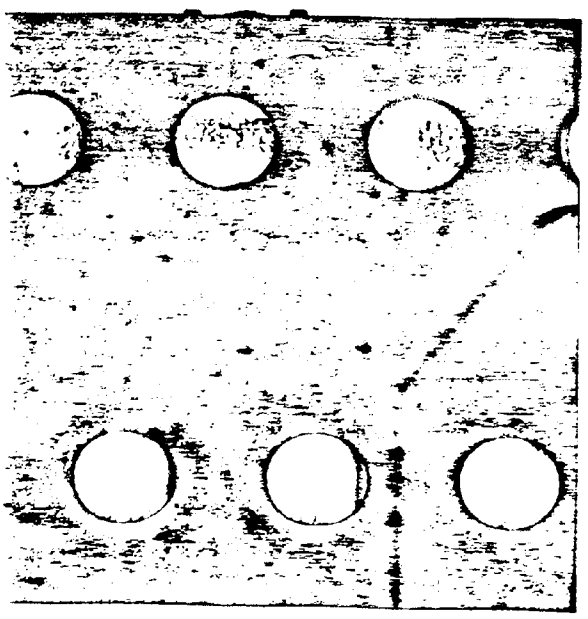
Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____ _____
Notary Public

FELIA B. ... REGISTER
DAVIDSON COUNTY, TN
95 MAR 22 AM 9:2[illegible]

IDENTIF. & REFERENCE 44054



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

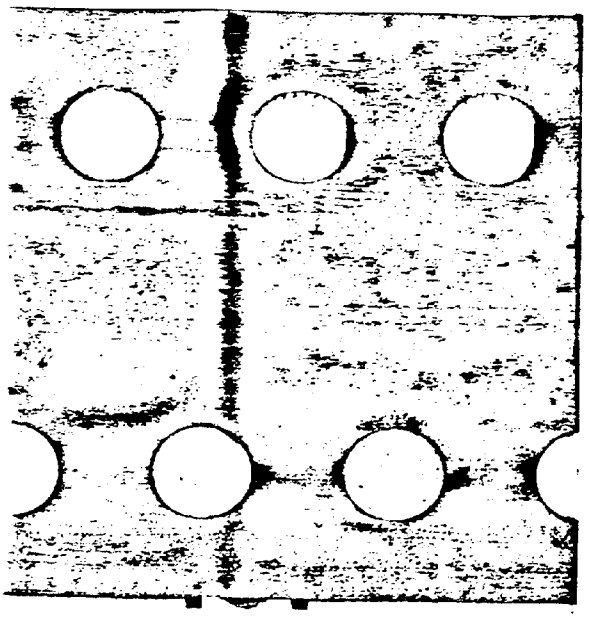
RECEIVED OF _____

FOR _____

BOOK 9624 PG 582

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/22/95 01 09:21 0001 2599

44054
IDENTIF. ← REFERENCE

95 MAR 22 AM 9:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 892168