ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Paul E. Ralph Marian Ralph 212 New Sawyer Brown Road Nashville, TN 37221	Crestar Mortgage Capital Corporation Attn: Tax Dept. 5311-77 Center Drive Charlotte, NC 28217	MAP and PARCEL 128-10-52

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

BOOK 9673 PG 723

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James Marshall Allen, Jr. and wife, Kris Northern Allen** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Paul E. Ralph and Marian Ralph, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 220 on the Plan of Stacy Square, Section 3, as of record in Book 4175, Page 154, Register's Office for said County.

Said Lot fronts 65 feet on the southerly side of Sawyer Brown Road and extends back 105 feet on the westerly line and 227.6 feet on the easterly line to a dead line and measures 139.61 feet thereon.

Being the same property conveyed to James Marshall Allen, Jr. and wife, Karen W. Allen, by deed from Community Federal Savings and Loan Association, of record in Book 6393, Page 72, Register's Office for Davidson County, Tennessee. The said Karen W. Allen conveyed her interest to James Marshall Allen Jr., by deed of record in Book 7072, Page 50, said Register's Office.

This is property with a common address of 212 New Sawyer Brown Road, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4175, Page 154, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4467, Page 85, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $83,500.00

Affiant

Subscribed and sworn before me this 12th day of May, 1995.

My Commission Expires: 5/23/98

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **Kris Northern Allen**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said **James Marshall Allen, Jr.**

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **12th** day of **May, 1995**.

James Marshall Allen, Jr.

Kris Northern Allen

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 **James Marshall Allen, Jr. and wife, Kris Northern Allen**, with whom I am personally acquainted, or who 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 **Nashville**,, Tennessee, this **12th** day of **May, 1995**.

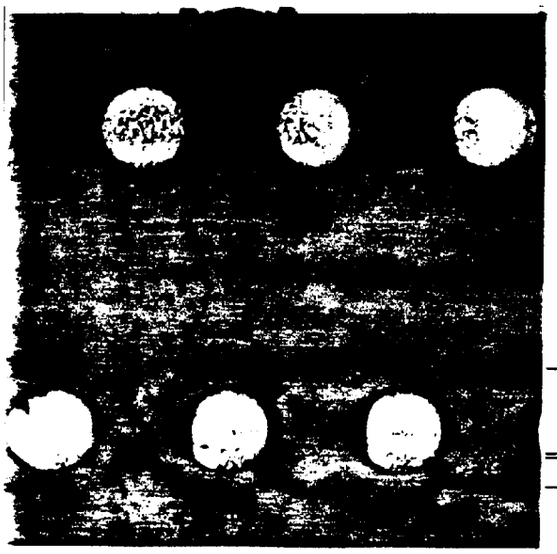
Notary Public
My Commission Expires: 3-23-98

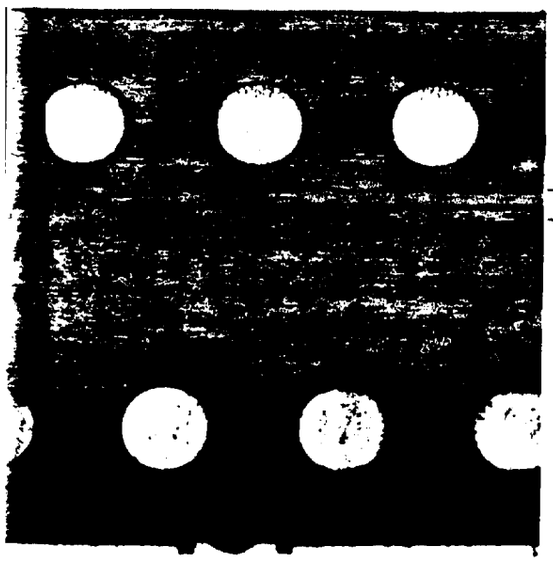
File No. 9505-163

61374
IDENTIF. & REFERENCE

95 MAY 17 AM 9:36
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1679 05/17 0101 03CHECK 317.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9673 PG 725

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	83500.00
CON TX	308.95
PRFEE	1.00
WDEED	8.00
TOTAL	317.95
CHECK	317.95

05/17/95 01 09:37 0001 1679

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61374
IDENTIF. & REFERENCE

95 MAY 17 AM 9:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911042