Box 22

BOOK 9679PG306

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gregg A. Giddish 3612 Pilcher Avenue Nashville, TN 37209	104-1-254 25W04395	AMERICA'S WHOLESALE LENDER 155 N. Lake Avenue Pasadena, CA 91109
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10,00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Anne M. Trickey and Gail G. Greenfield, Executors of the Estate of Alma J. Raspburry, deceased, pursuant to the Last Will and Testament of Alma J. Raspburry, of record in Will Book 196, page 751, Probate Clerk's Office, Davidson County, Tennessee (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to Gregg A. Giddish, unmarried, (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is improved property, known as 3612 Pilcher Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns,forever.

Grantors covenant with the Grantee that Grantors, as Executors of the Estate of Alma J. Raspburry, are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, as Executors of the Estate of Alma J. Raspburry and not in their individual capacities, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $47,500.

Gregg A. Giddish
Affiant

Subscribed and sworn to before me this 19th day of May, 1995.

Notary Public
My Commission Expires: 7/26/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

230255.1 GGREENFI
080820-000 5/18/95

IN WITNESS WHEREOF, the Grantors have executed this Deed this 19th day of May, 1995.

ESTATE OF ALMA J. RASPBURRY

By: Anne M. Trickey
ANNE M. TRICKEY, Co-Executor

By: Gail G. Greenfield
GAIL G. GREENFIELD, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, I. DYKE TATUM, Notary Public, Anne M. Trickey, with whom I am personally acquainted and who acknowledged that she is a Co-Executor of the Estate of Alma J. Raspburry, and who further acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 1995.

Notary Public

My Commission Expires: 7/26/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, I. DYKE TATUM, Notary Public, Gail G. Greenfield, with whom I am personally acquainted and who acknowledged that she is a Co-Executor of the Estate of Alma J. Raspburry, and who further acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of May, 1995.

Notary Public

My Commission Expires: 7/26/97

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0063245
IDENTIF. & REFERENCE

95 MAY 23 PM 3:40
REGISTER
DAVIDSON COUNTY, TN.

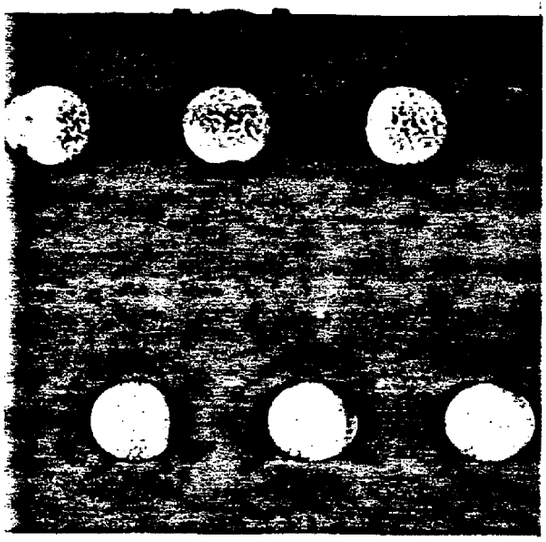
3775 05/23 01:01 03CHECK

EXHIBIT A

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 174 and the Northeasterly triangular part of Lot No. 173 on the Map of a part of West Grove Addition, of record in Plat Book 421, page 88, Register's Office for said County, described as follows:

BEGINNING at a point in the north margin of Pilcher Avenue at the corner of Lots Nos. 173 and 174; thence Northerly, crossing Lot No. 173 to a point in the South margin of the right-of-way of the N. C. & St. L. Railroad, said point being 25 feet east of the common northerly corner of Lots Nos. 172 and 173; thence along the south margin of said railroad Easterly 50 feet to a point; thence Southerly 372.5 feet, more or less, to the North margin of Pilcher Avenue; thence with the margin of the same, Westerly 50 feet to the BEGINNING, according to Mortgage Loan Inspection of John Kohl & Company, P.C., 400 7th Avenue South, Nashville, TN 37203, dated May 9, 1995, bearing File No. 15532-G.

BEING the same property conveyed to Alma J. Raspburry and husband, Kasper J. Raspburry, by deed from Raymond T. Snoddy and wife, Farris Snoddy, of record in Book 1389, page 380, Register's Office for Davidson County, Tennessee. The said Kasper J. Raspburry died survived by wife, Alma J. Raspburry, who has since died testate, and by Will of record in Will Book 196, page 751, Probate Court of Davidson County, directed subject property be sold by her Co-Executors, Anne M. Trickey and Gail G. Greenfield.



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

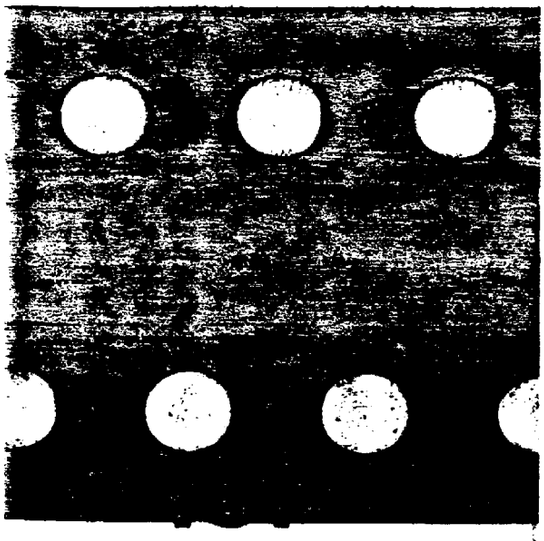
RECEIVED OF _____

FOR _____

BOOK 9679 PG 309

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 47500.00
CON TX 175.75
PRFEE 1.00
WDEED 12.00
TOTAL 188.75
CHECK 188.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~05/23/95 01 15:42 9001 3775~~

0063245
IDENTIF. # REFERENCE

95 MAY 23 PM 3:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.913119