This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9696 PG 68

ADDRESS NEW OWNER:
James W. Talley Sr.
3105 Noble Valley Drive
Nashville, TN 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Right Mortgage Company
325 West Main Street, Suite 200
Lebanon, TN 37087

MAP AND PARCEL:
MAP 108 Gp 4
PARCEL 72
3 D 85901

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Kenneth L. Fitzpatrick and wife, Teresa L. Fitzpatrick, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James W. Talley Sr., unmarried , hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 155, on the Plan of Larchwood Subdivision, Section Two, of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Kenneth L. Fitzpatrick and wife, Teresa L Fitzpatrick, by deed from June M. Dunn of record in Deed Book 8262, Page 184, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 5479, Page 443, revised in Book 5681, Page 532, as amended in Book 5688, Page 696, and as revised in Book 6011, Page 130, said Register's Office. This conveyance is subject to setback lines and easements, of record in Plat Book 5200, Page 57, 58, and 59, said Register's Office.

This is improved property known as 3105 Noble Valley Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Talley Sr., unmarried, their heirs and assigns, forever; and we, Kenneth L. Fitzpatrick and wife, Teresa L. Fitzpatrick do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

006823
IDENTIF. & REFERENCE

95 JUN -9 AM 9:40
FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

9417 06/09 0101 03CHECK 314.25

Witness our hands this the 22nd day of May, 1995.

Kenneth L. Fitzpatrick

Teresa L. Fitzpatrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth L. Fitzpatrick and wife, Teresa L. Fitzpatrick the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, this the 22nd day of May, 1995.

NOTARY PUBLIC

LOUISE M. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/25/98

STATE OF TENNESSEE)
COUNTY OF Wilson)

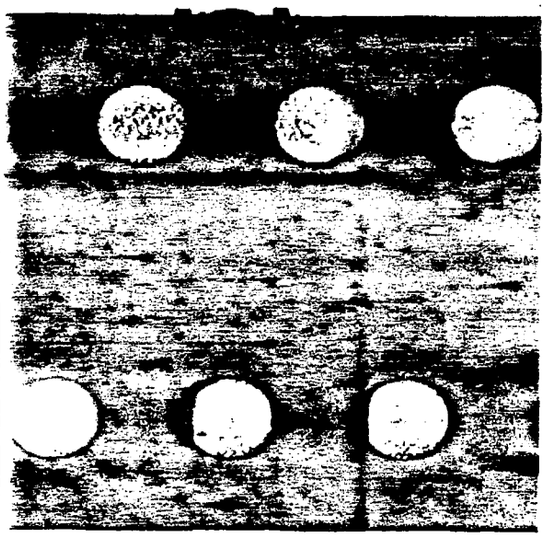
The actual value or consideration, whichever is greater, for this transfer is $ 82,500.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of May, 1995.

NOTARY PUBLIC
My Commission Expires: 4/25/98

LOUISE M. TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.



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

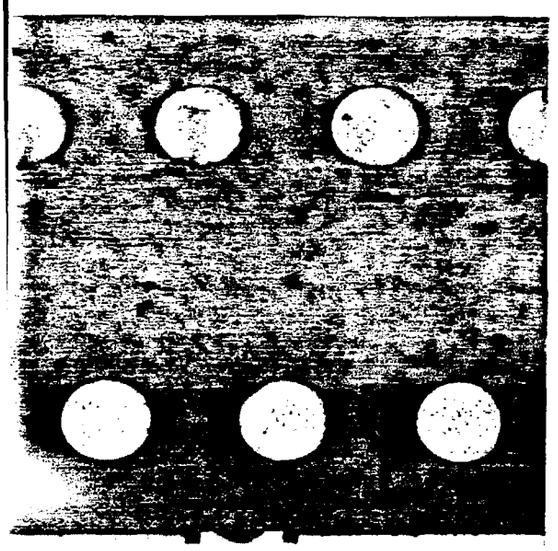
RECEIVED OF _____

FOR _____

BOOK 9696 PG 70

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 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 8.00
TOTAL 314.25
CHECK 314.25

06/09/95 01 09:43 0001 9417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

006842 3
IDENTIF. ↑ REFERENCE

95 JUN -9 AM 9:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918685