THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Charles W. Brandon Martha D. Brandon 77 Ravenwood Hills Circle Nashville, Tennessee 37215	Same	131-6-C 58

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Wallace Builders, Inc. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Charles W. Brandon and Martha D. Brandon as tenants in common, ("Grantees"), Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $267,500.00.

Wallace Brandon
AFFIANT

Subscribed and sworn to before me this the 21st day of June, 1995.

Ronald G. Turner
NOTARY PUBLIC

My Commission expires: 9-16-95.

This is improved property located at 77 Ravenwood Circle, Nashville, Tennessee 37215.

And Grantor covenants with Grantees that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1995, which have been prorated between Grantor and Grantees as of this date and those matters shown in Commitment No. 02018098 issued by United General Title Insurance Company.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 21st day of June, 1995.

WALLACE BUILDERS, INC.

By: Betty Jean Wallace

Title: Sec. Treas.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ronald G. Turner of the State and County aforesaid, personally appeared Betty Jean Wallace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Sec. / Treas of Wallace Builders, Inc., the within named bargainor, a corporation, and that she as such Sec. / Treas., executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Sec. / Treas.

Witness my hand and seal, at office in Nashville, Tennessee this 21st day of June, 1995.

NOTARY PUBLIC

My Commission expires: 9-16-95.

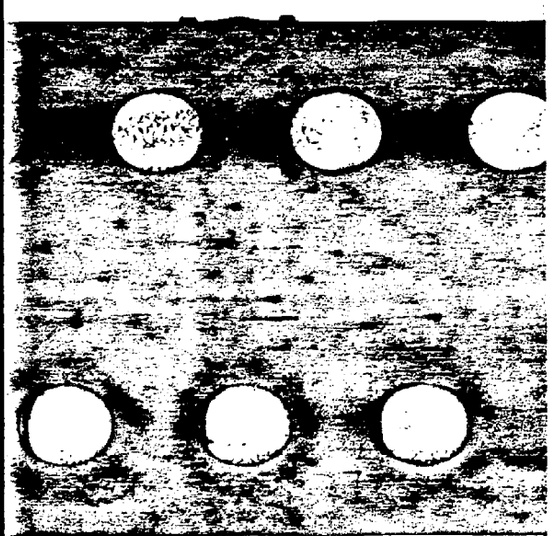
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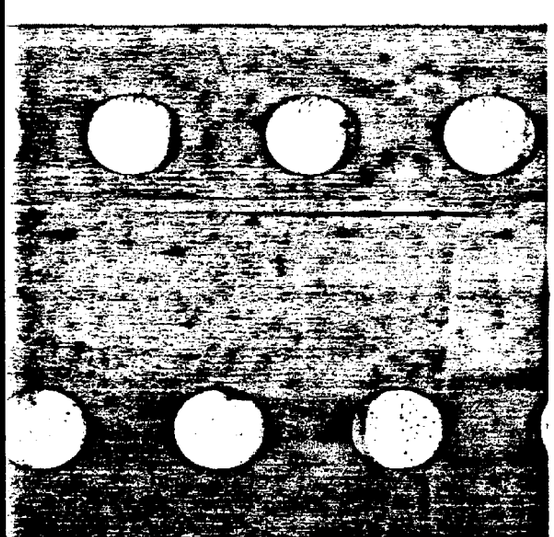
EXHIBIT "A" BOOK 9709 PG 166

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Revised Plat Burton Hills, Village of Ravenwood, as shown on plat of record in Plat Book 6900, Page 363, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Wallace Builders, Inc. by deed from MarTech Realty, L.P. of record in Book 9189, Page 462, said Register's Office.

0072322
IDENTIF. & REFERENCE
95 JUN 22 AM 9:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
3750 06/22 0101 03CHECK 1002.
NB0703/04





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

RECEIVED OF _____

FOR _____

BOOK 9709 PG 167

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
267500.00
CON TX 989.75
~~PRFEE 1.00~~
~~MTGFEE 12.00~~
TOTAL 1002.75
CHECK 1002.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0072322
IDENTIF. ↑ REFERENCE

95 JUN 22 AM 9:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

06/22/95 01 09:23 0001 3750

No. 922959