This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

BOOK 9711 PG 167

ADDRESS NEW OWNER:
Kenneth Leroy Biedenkapp
104 Eller Court
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 141-12-0-B
PARCEL 075-00-CO

MORTGAGEE:
America's Wholesale Lender
750 Old Hickory Boulevard, Suite 286
Brentwood, Tennessee 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Stephen W. Pate and wife, Betty K. Pate ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Kenneth Leroy Biedenkapp ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> BEING Lot No. 70 on the Plan of Southampton, Section IV as of record in Plat Book 6250, Page 565, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Stephen W. Pate and wife, Betty K. Pate by deed from Fox Ridge Company, a Limited Partnership, of record in Book 6819, page 458, Register's Office for Davidson County, Tennessee.

This is improved property known as 104 Eller Court, Nashville, TN 37221.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantors do covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors 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.

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

Stephen W. Pate by Andrew B. Gibson, Jr. Atty in Fact

Stephen W. Pate by Andrew B. Gibson, Jr., Attorney-in-Fact pursuant to POA recorded simultaneously herewith

Betty K. Pate by Andrew B. Gibson, Jr. Atty in Fact

Betty K. Pate by Andrew B. Gibson, Jr., Attorney-in-Fact pursuant to POA recorded simultaneoulsy herewith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Andrew B. Gibson, Jr., to me known (or proved tome on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Stephen W. Pate and wife, Betty K. Pate, and who acknowledged that he executed the same as the free act and deed of Stephen W. Pate and wife, Betty K. Pate.

Witness my hand and official seal at office, this 22nd day of June, 1995.

Elaine Phillips
Notary Public

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $156,500.00.

AFFIANT

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

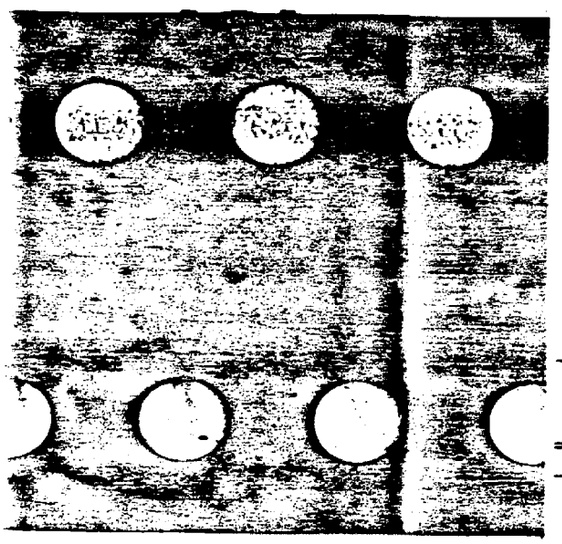
Elaine Phillips
Notary Public

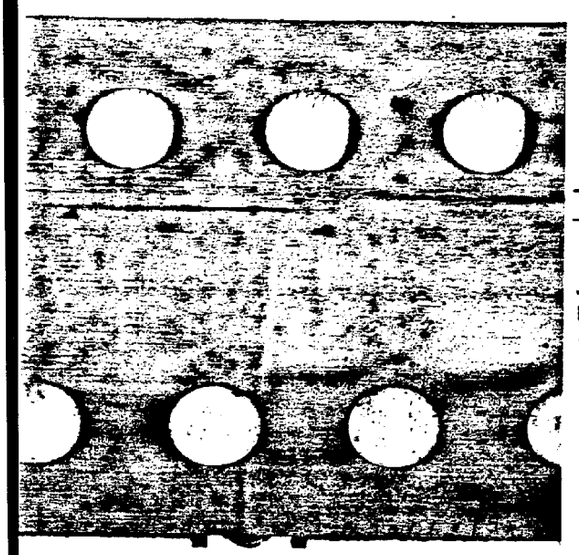
My Commission Expires: 3/22/97

0073074
IDENTIF. ↑ REFERENCE

95 JUN 23 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4561 06/23 0101 03CHECK 588.05





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

RECEIVED OF _____

FOR _____

BOOK 9711 PG 169

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 156500.00
CON TX 579.05
PRFEE 1.00
WDEED 8.00
TOTAL 588.05
CHECK 588.05

06/23/95 01 15:22 0001 4561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073074
IDENTIF. ↑ REFERENCE

95 JUN 23 PM 3:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 923765