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This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9729PG150

ADDRESS NEW OWNER:
Carolyn Amos Fair and Jeffrey M. Fair
333 Huntington Ridge Dr.
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Southeastern Mortgage of Tennessee, Inc.
565 Mariott Dr., Suite 250
Nashville, TN 37214

MAP AND PARCEL:
MAP 161-11
GROUP A
PARCEL 182.00 CO

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, Sandra E. Carter Ellis, unmarried, hereinafter called the Grantors, has bargained and sold, and by these presents does transfer and convey unto Carolyn Amos Fair and Jeffrey M. Fair, [redacted] 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:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Huntington Ridge Townhouse of record in Book 4675, page 9, said Register's Office.

Being the same property conveyed to Sandra E. Carter Ellis by deed from Estate of Ola Mai Sweeney of record in Book 9203, page 434, Register's Office for Davidson County, Tennessee.

This is improved property known as 333 Huntington Ridge Dr., Nashville, TN 37211.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carolyn Amos Fair and Jeffrey M. Fair, both unmarried, their heirs and assigns, forever; and Sandra E. Carter Ellis does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and she does further covenant and bind herself, her 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.

Witness my hand this the 30th day of June, 1995.

Sandra E Carter Ellis

Sandra E. Carter Ellis

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Sandra E. Carter Ellis, unmarried the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June, 1995.

NOTARY PUBLIC

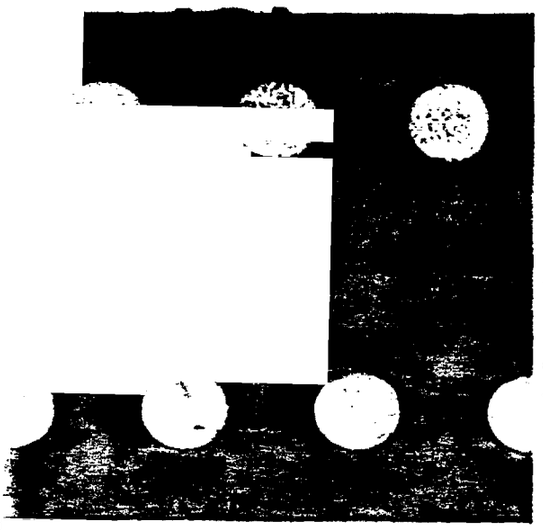
My Commission Expires: March 2, 1998

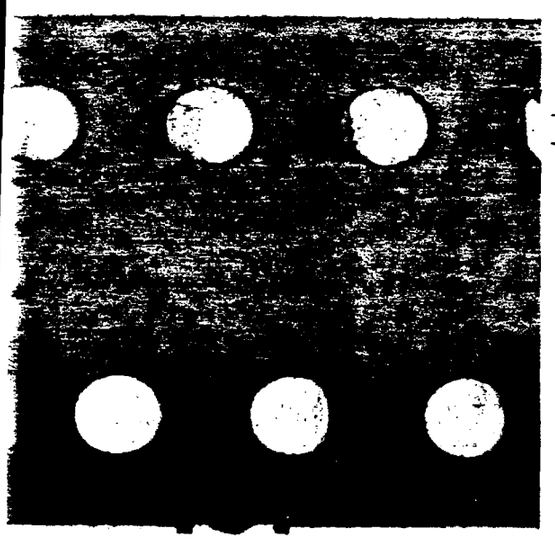
007843 1
IDENTIFICATION REFERENCE

95 JUL 12 PM 1:26
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

9427 07/12 0101 03CHECK 249.50

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





RECEIVED OF _____

FOR _____

BOOK 9729 PG 152

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

07/12/95 01 13:30 0001 0417

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0078431
IDENTIF. # REFERENCE

95 JUL 12 PM 1:26
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929537