BOOK 9731 PG 764

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,252.59

John W. Burford
GRANTEE

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF July, 19 95

George H. Cate, Jr.
NOTARY PUBLIC

My Commission expires: 5/24/97

THIS INSTRUMENT PREPARED BY

George H. Cate, Jr., 95 White Bridge Road, Suite 503, Nashville, TN 37205
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JOHN W. BURFORD (NAME)	First Tennessee Bank Natl. Assn. (NAME)	
3428 Brick Church Pike (ADDRESS)	P. O. Box 474, Mortgage Loan (ADDRESS)	Map: 50
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	Parcel: 13

Warranty Deed

For and in Consideration of the sum of $ 53,252.59 ~~cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we~~ including assumption of loan balance of $48,252.59 to First Tennessee Bank and Promissory Note for $5,000.00 secured by second Deed of Trust, we, CHARLES S. BASS AND WIFE, CAROLYN T. BASS,
hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JOHN W. BURFORD

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 12th, formerly the 21st Civil District of Davidson County, Tennessee, described according to a survey made by N. G. Jenkins, Surveyor, July 18, 1959, as follows:

Beginning, at a point in the center of Brick Church Pike, said point being south 39degrees and 57minutes east 29.3 feet from the southwest corner of the property conveyed to G. O. Hudson, etux, from Ethel M. Wells, and husband, of record in Book 2807, page 225, Register's Office of said County; thence north 49degrees 57 minutes west 29.3 feet to said Hudson's southwest corner; thence continuing in the same direction with said Hudson's western boundary line 180 feet; thence south 48degrees 48minutes west 73 feet; thence south 75degrees 59minutes west 53.75 feet to the northerly margin of a 50 foot proposed easement; thence with the northern boundary line of said proposed easement south 56degrees 40minutes east 268 feet to the center of Brick Church Pike, thence with the center of same north 30degrees 17minutes east 87.2 feet to the beginning.

Being the same property conveyed to Charles S. Bass and wife, Carolyn T. Bass by deed from Charles W. Finger and wife, Ruby G. Finger of record in book 5093, page 381, Register's Office for Davidson County, Tennessee.

Metro taxes for 1995 and balance of loanto First Tennessee Bank, secured by a Deed of trust recorded in Book 7230, page 697, and re-recorded in Book 7261, page 319, said Register's Office, are assumed by the Grantee.

unimproved ( ) This is improved (X) property, known as 3428 Brick Church Pike, Nashville, TN 37207
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14th day of July, 19 95.

Charles Bass
CHARLES S. BASS

Carolyn T. Bass
CAROLYN T. BASS

John W. Burford
JOHN W. BURFORD

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHARLES S. BASS, CAROLYN E. BASS AND JOHN W. BURFORD

_____, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of July, 19 95.

My Commission expires:
5/24/97

George W. Cate
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

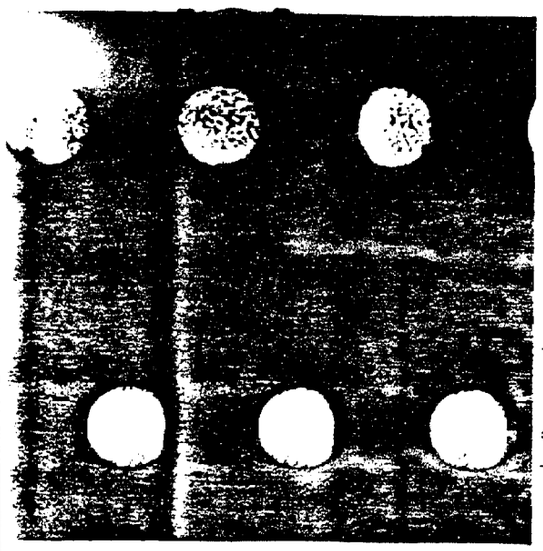
_____ _____
Notary Public

PICK-UP

95 JUL 17 AM 11:05
ELAINE ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

00079384



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

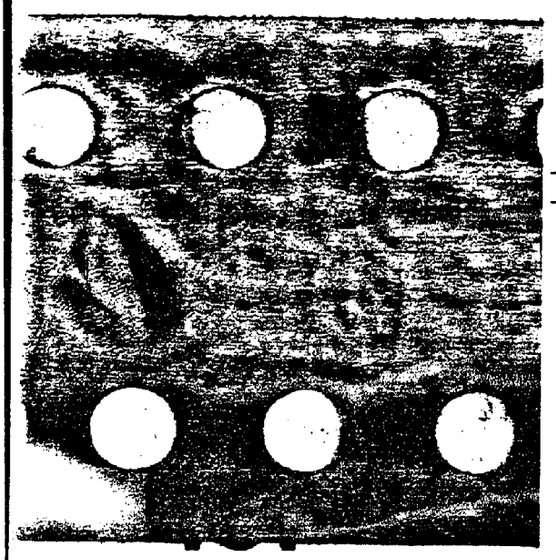
RECEIVED OF _____

FOR _____

BOOK 9731 PG 766

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 53252.59
CON TX 197.04
PRFEE 1.00
WDEED 8.00
TOTAL 206.04
CHK TX 206.04

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/17/95 01 11:06 0001 1526

0079384
IDENTIF. # REFERENCE

95 JUL 17 AM 11:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 930626