WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 9735 PG 133
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES July 27, 1996
(AFFIX SEAL)

L. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN. 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff C. Hooper	First Federal Bank, FSB	105-13
(NAME)	(NAME)	
1311 Ashwood Avenue	4205 Hillsboro Road, Suite 101	64
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37215	22W 10065
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James L. Fuston and wife, Mary Fuston

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff C. Hooper

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 the east half of Lot No. 39-A in Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, page 34, of the Register's Office for said County.

Said east half of said Lot No. 39-A fronts 50 feet on the southerly side of Ashwood Avenue and runs back between parallel lines 169 feet to an alley.

95 JUL 20 AM 8:17 REGISTER DAVIDSON CO. TN.

unimproved ( )
This is improved (X) property, known as 1311 Ashwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 14th day of July 19 95

James L. Fuston
By: Mary S. Fuston, Attorney-in-fact

Mary S. Fuston, Attorney-in-fact

Mary Fuston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9735 PG 133

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

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 14th day of July 1995.

Commission expires July 27, 1996

Notary Public

LINDA S. HARRIS NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this, 14th day of July, 19 95, personally appeared before me, Mary S. Fuston, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of James L. Fuston and is authorized by them to execute this instrument on their behalf, as their free act and deed.

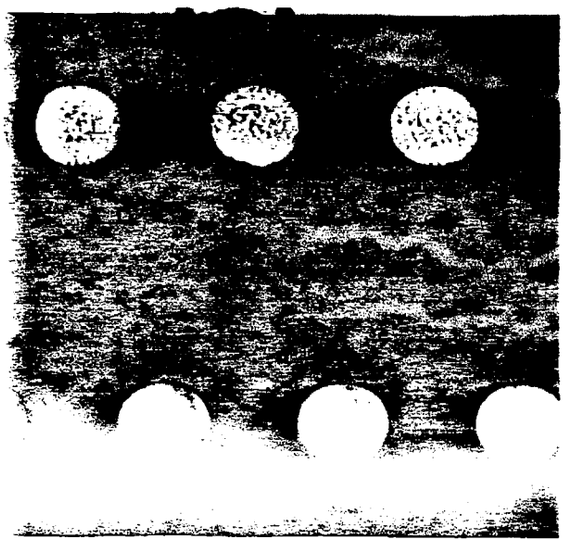
Witness my hand, at office, this 14th day of July, 19 95

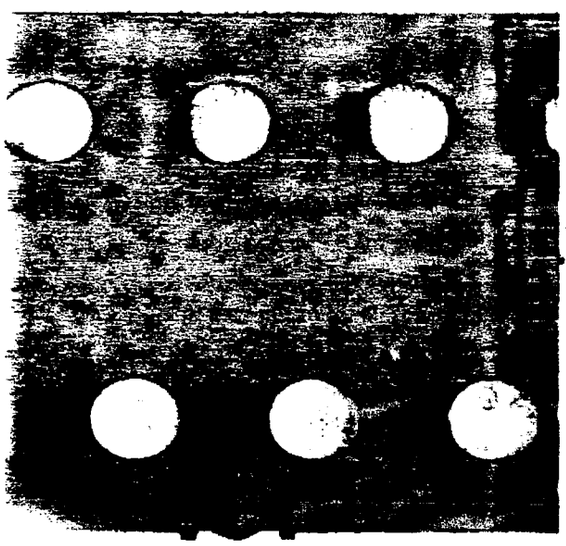
My commission expires July 27, 1996

Notary Public

LINDA S. HARRIS NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENN.

404





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9735 PG 140

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
[illegible] - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
[illegible] - QUIT CLAIM DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

AMT	
	107000.00
CON TX	395.90
PRFEE	1.00
WDEED	8.00
TOTAL	404.90
CHECK	404.90

07/20/95 01 08:17 0001 2594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080380
IDENTIF. & REFERENCE

95 JUL 20 AM 8:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 931685