Mail Prepared By:
John Aaron Holt
311 White Bridge Road
Nashville, Tn 37209

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Elmer Ford and Mary Beth Laster (NAME)	Nationsbanc Mortgage Corp of NY (NAME)	48
4156 Dry Fork Road (STREET ADDRESS OR ROUTE NUMBER)	205 Park Clob Lane (STREET ADDRESS)	14
Whites Creek, Tennessee 37180 (CITY) (STATE) (ZIP)	Buffalo, New York 14231-9000 (CITY) (STATE) (ZIP)	140-8255

FOR AND IN 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 _____ Dollars, hereby acknowledged including as part of the consideration for the conveyance, grantees assume and agree to pay the mortgage debt recorded at Book 5327, Page 158, of the Register's Office of Davidson County, Tennessee, and also hereby assume the obligations of Buford and Sadie Spain under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty of the indebtedness above mentioned.

BOOK 9755PG153

We, Buford N. Spain and wife, Sadie Spain

have this day bargained and sold, and do hereby transfer and convey unto the said Elmer Ford and Mary Beth Laster et ux

_____ the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 14th Civil District of Davidson County, Tennessee, being described according to a survey by John B. Rainey, Surveyor #823, dated May 11, 1978, known as job No. 78-265 as follows:

Beginning at an iron pin in the easterly margin of Dry Fork Road, said iron pin being the northwest corner of the Wayne Baucomb land of record in Book 4414, Page 607, Register's Office for said County; thence leaving Baucomb's line and with the margin of Dry Fork Road, said margin being 20 feet easterly from the centerline of said road, N 38 deg. 15 mins. 04 sec. W 550.33 feet to a point; thence leaving said road N 54 deg. 26 mins. 50 secs. E 113.30 feet to a point in the center of a creek; thence with the center of said creek the following three calls; S 82 deg. 05 mins 20 secs E 137.05 feet; thence S 71 deg 43 mins, 23 secs E 193.16 feet; thence S 36 deg 37 mins 02 secs E 243.78 feet to a point in the line of the aforesaid Baucomb Land; thence with Baucomb's line S 43 deg. 18 mins. 02 secs W 311, 18 feet to an iron pin, the point of beginning, containing 3.21 acres, more or less.

Being the same property conveyed to Buford Spain and wife, Sadie Spain by deed from A.C. Spain and wife Dottie Spain as of record in Book 5327 Page 156, Register's Office of Davidson County, Tennessee.

This conveyance is subject to sanitary sewers and/or storm drainage easement of record in Book 7461, Page 911, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 93,000.00

Subscribed and sworn to before me this the 29 day of July 1995

Affiant: Elmer Ford Laster

My commission expires: 1-25-97 (Affix Seal)

Notary Public: John Aaron Holt

This is improved (✓) unimproved ( ) property, known as 4156 Dry Fork Road, Whites Creek, TN 37189
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 29 day of July 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Buford N. Spain

Sadie Spain

Elmer Ford Laster

Mary Beth Laster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9755PG151

Personally appeared before me John A Holt, *a Notary Public in and for said County and State* Buford & Sadie Spain & Elmer Ford and MaryBeth Lester

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on 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 Nashville, Davidson County, *Tennessee, this* 29 *day of* July, *19* 95.

Commission expires 1-25-97

John A Holt
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

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

_____
Notary Public

Commission expires _____

9734 08/07 0101 03CHECK 353.10

95 AUG -7 PM 2:18

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

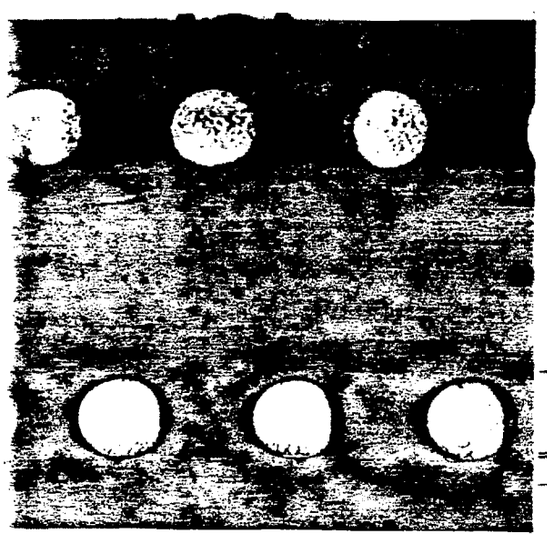
0087001

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



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

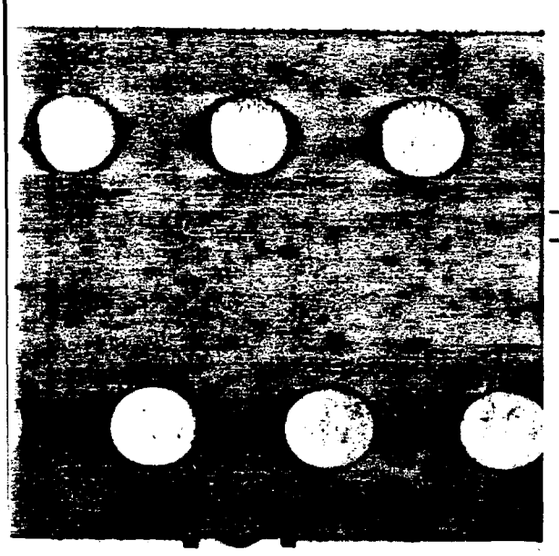
RECEIVED OF _____

FOR _____

BOOK 9755 PG 155

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	93000.00
CON TX	344.10
PRFEE	1.00
WDEED	8.00
TOTAL	353.10
CHECK	353.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9734

0087001
IDENTIF. & REFERENCE

95 AUG -7 PM 2:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 938754