BOOK 9819 PG 206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS THE 20TH DAY OF SEPTEMBER, 1996.

THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS
TRANSFER IS $10.00.

X Joyce Ross

Diane Burelone
Notary Public

AFFIX SEAL

NOTARY PUBLIC AT LARGE

My Commission Expires: 9-21-96

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bibby T. Davis, Attorney
Modern Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

Address New Owner(s): Joyce Ross Gerrard 330 Chapel Avenue Nashville, TN 37206	Great Western Bank, A Federal Savings Bank 9451 Corbin Avenue Northridge, CA 91324	Map, Parcel, Ctrl. No. 61-2-161 27W04055

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **DAVID B. GERRARD, an unmarried man**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **JOYCE ROSS and Daughter, RHONDA RENEE ROSS, both unmarried**, (the "Grantees", their heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 48 on the Map showing subdivision of Lots 6, 9, 10 and part of Lot No. 7 in Block "A", Lots No. 1, 2, 14 in Block "B", all of Block "C" of the Weakley Place, as of record in Book 547, page 11, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David B. Gerrard, by deed from American General Finance, Inc., of record in Book 6733, page 503, ** Register's Office, Davidson County, Tennessee.

**and corrected in Book 9819, Page 203,

This is the same description as in previous deed of record.

This is improved property known as 330 Chapel Avenue, Nashville, TN 37206

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 the same is unincumbered, except as stated herein.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS my hand this the 29th day of September, 1995.

DAVID B. GERRARD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, David B. Gerrard, an unmarried man, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 29th day of September, 1995.

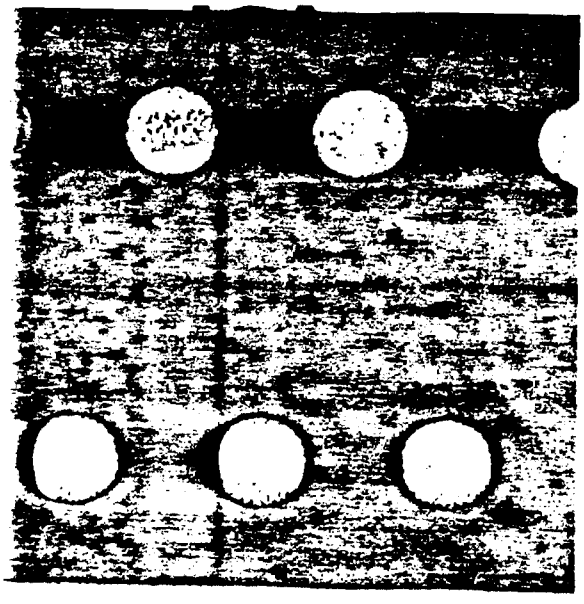
NOTARY PUBLIC

My Commission Expires: 9-21-96

0109025
IDENTIF. ↑ REFERENCE

95 OCT -5 AM 10:57
FELIX Z. LIEBERMAN REGISTER
DAVIDSON COUNTY, TN.

3396 10/05 0101 03CHECK 286.50



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

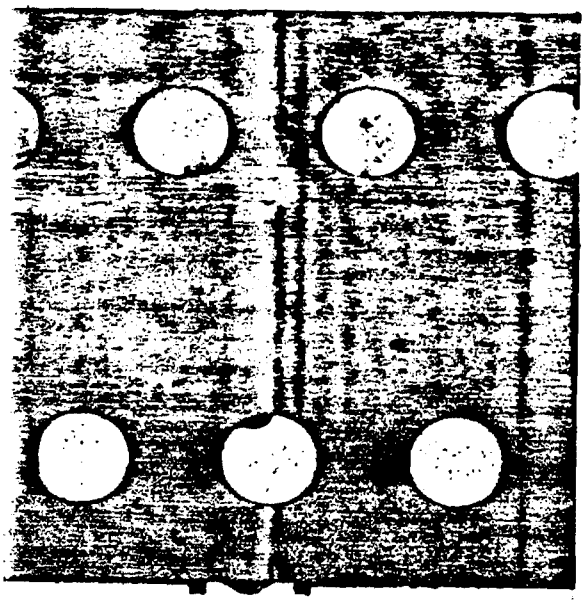
RECEIVED OF _____

FOR _____

BOOK 9819 PG 208

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

10/05/95 01 11:00 0001 3396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0109025
IDENTIF. ↑ REFERENCE

95 OCT -5 AM 10:57
FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 962171