(CC)

This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9825 PG 217

ADDRESS NEW OWNER:
Marianne R. Varney
1237 Brenner Drive
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Third National Bank in Nashville
201 4th Ave. N.
Nashville, Tennessee 37219

MAP AND PARCEL:

MAP	141-12
GROUP	B
PARCEL	53.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James Richard Quarles, Jr. and wife, Carol Frazier Quarles hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marianne R. Varney, unmarried,, hereinafter called the Grantee, her 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. 46 on the Plan of the Resubdivision of Lots 45 and 46, Southampton, Phase 3, of record in Book 6200, page 205, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James Richard Quarles Jr. and wife, Carol Frazier Quarles by deed from Fox Ridge Company, a Limited Partnership of record in Book 6526, page 404, and by Deed of Correction in Book 6585, page 500, Register's Office for Davidson County, Tennessee.

This is improved property known as 1237 Brenner Drive, Nashville, TN 37221.

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.

5727 10/11 0101 03CHECK 471.50

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marianne R. Varney, unmarried, her heirs and assigns, forever; and we, James Richard Quarles, Jr. and wife, Carol Frazier Quarles do covenant with the said Grantee 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 Grantee, her 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 our hands this the 27th day of September, 1995.

James Richard Quarles, Jr.

Carol Frazier Quarles

95 OCT 11 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

U111224
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Richard Quarles, Jr. and wife, Carol Frazier Quarles the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: January 4, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

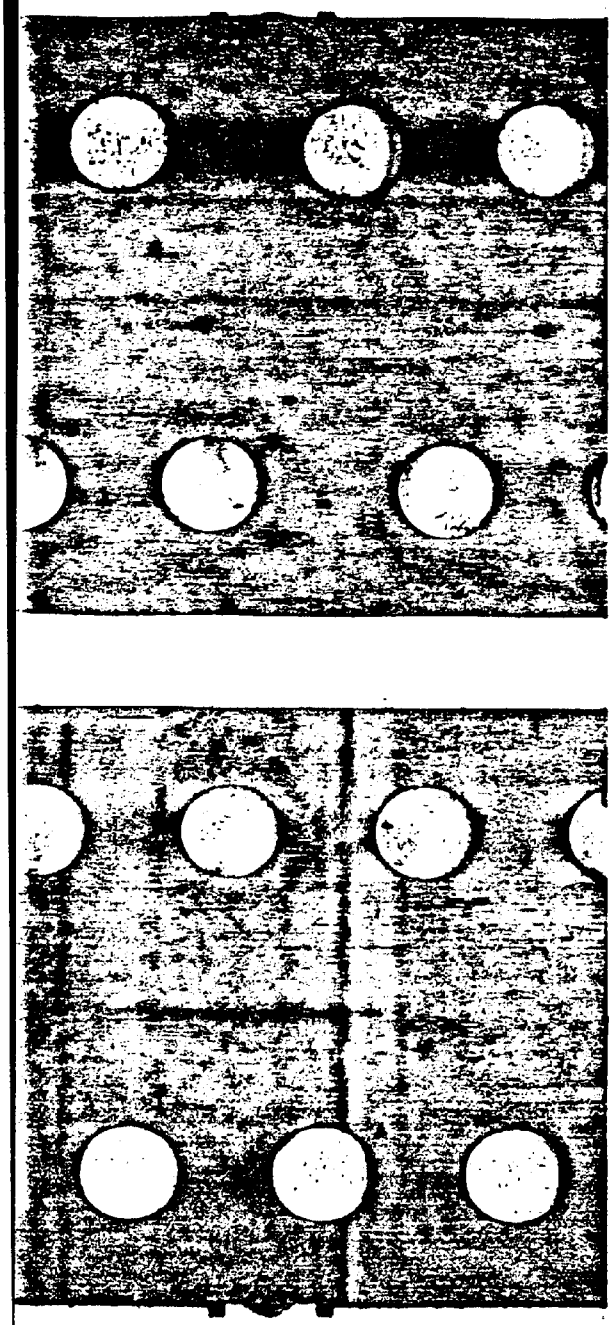
The actual value or consideration, whichever is greater, for this transfer is $ 125,000.00.

AFFIANT

Subscribed and sworn to before me this 27th day of September, 1995.

NOTARY PUBLIC

My Commission Expires: January 4, 1997



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

RECEIVED OF _____

FOR _____

BOOK 9825 PG 219

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
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50
10/11/95 01 15:44 0001 5727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01111224
IDENTIF. & REFERENCE

95 OCT 11 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 964484