This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

FREEMAN WEBB MORTGAGE
545 MAINSTREAM DRIVE SUITE 101
NASHVILLE, TN 37228-1201

NAME OF MORTGAGEE:

FREEMAN WEBB MORTGAGE
545 MAINSTREAM DRIVE SUITE 101
NASHVILLE, TN 37228-1201

ADDRESS NEW OWNERS:

DONNA FLOWERS, unmarried
4703 PACKARD DRIVE
NASHVILLE, TN 37211

MAP 14814, GROUP _____, PARCEL 71

BOOK 9861 PG 933

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY THREE THOUSAND & NO/100 ($73,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, CURTIS E. HARPER AND WIFE, JOYCE B. HARPER has this day bargained and sold and does hereby transfer and convey unto DONNA FLOWERS, unmarried, his/her/their/its heirs, successors or assigns, the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 90 on the Map of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office for said County, as follows:

Said Lot No. 90 fronts 105 feet on the northerly side of Packard Drive and runs back 282.93 feet on the easterly line and 314.43 feet on the westerly line to a dead line in the rear on which it measures 135 feet.

Being the same property conveyed to Curtis E. Harper and wife, Joyce B. Harper by warranty deed of Mae S. Harris of record in Book 3918, page 672, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said DONNA FLOWERS, unmarried, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said DONNA FLOWERS, unmarried, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. Restrictive covenants contained in instrument of record in Book 2795, page 99, Register's Office of Davidson County, Tennessee.

2. Matters appearing on the Plan of Blanchard Heights, of record in Plat Book 2663, pages 62 and 63, Register's Office of Davidson County, Tennessee, including the following: (a) 30 foot minimum building setback line from Packard Drive; (b) 10 foot public utility easement running along the rear boundary line; (c) utility anchor easement located at the southeasterly corner.

3. Easement granted Metropolitan Government of Nashville and Davidson County of record in Book 6288, page 612, Register's Office of Davidson County, Tennessee, as shown per mortgage loan inspection of John Kohl & Company, P.C., dated November 8, 1995.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said DONNA FLOWERS, unmarried, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 16th day of November, 1995.

CURTIS E. HARPER

JOYCE B. HARPER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared CURTIS E. HARPER AND WIFE, JOYCE B. HARPER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 16th day of November, 1995.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $73,000.00.

Donna Flowers

Sworn to and subscribed before me, on this the 16th day of November, 1995.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

9250 11/16 0101 03CHECK 279.10

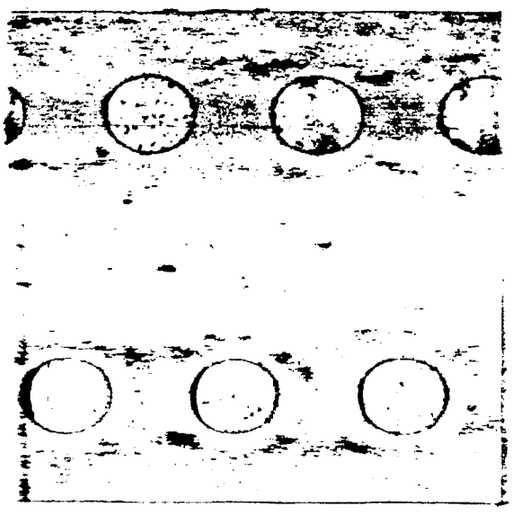
PICK-UP

95 NOV 16 PM 1:35

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0123777



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

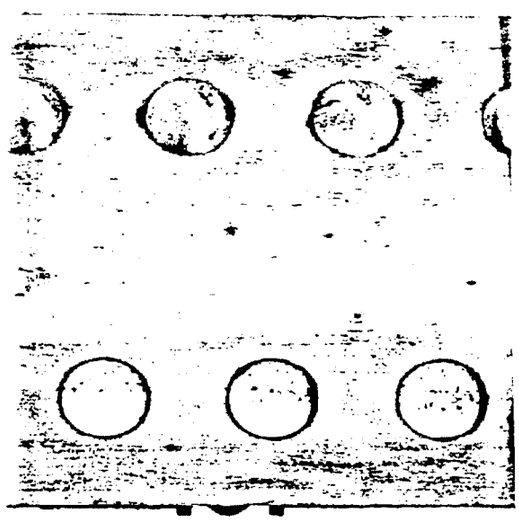
RECEIVED OF _____

FOR _____

BOOK 9861 PG 935

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10
11/16/95 01 13:35 0001 9250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0123777
IDENTIF. # REFERENCE

95 NOV 16 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 977805