WARRANTY DEED

BOOK 9866 PG 549

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,150.00

Joy Lenita Wixson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 19 95

Kirk C. Waite
Notary Public

MY COMMISSION EXPIRES: 5-22-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kirk C. Waite,, 7100 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy Lenita Wixson (NAME)	First Tennessee Mortgage Company (NAME)	132-1A/#10
1044 St. Andrews Place (ADDRESS)	5100 Poplar-Clark Tower Ste 1700 (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Memphis, TN 38137 (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, Sandra G. Kirchner and Carole E. Soucaze

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joy Lenita Wixson

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 Lot No. 10 on the Plan of St. Andrews Place, a Planned Unit Development, of record in Plan Book 6250, Page 909, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Sandra G. Kirchner, a 90% undivided interest, & Carole E. Soucaze, a 10% undivided interest, by deed from NationsBanc Mortgage Corporation of Georgia, formerly known as Citizens and Southern Mortgage Corporation, of record in Book 8609, Page 989, Register's Office for Davidson County, Tennessee.

MAIL ENV.
95 NOV 22 AM 9:22
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0125287

unimproved ( )
This is improved (X) property, known as 1044 St. Andrews Place, Nashville, TN 37204
(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 16th day of November, 19 95

Sandra G. Kirchner
Sandra G. Kirchner

Carole E. Soucaze
Carole E. Soucaze

BOOK 9866 PG 550

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra G. Kirchner and Carole E. Soucaze

the bargainor s, 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 Brentwood, Tennessee, this 16th day of November, 19 96.

Commission expires 5-22-97

Notary Public

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 _____.

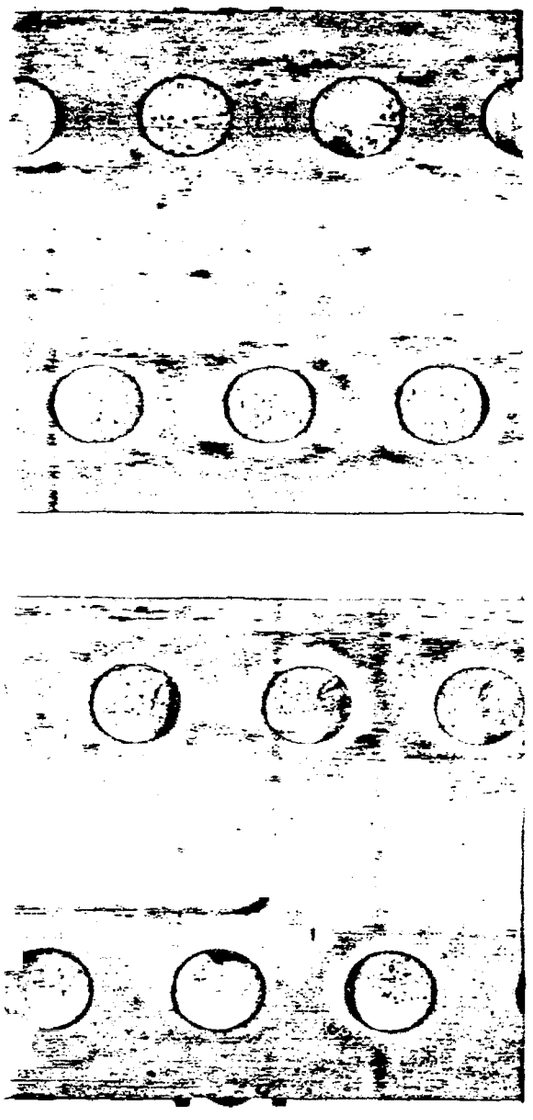
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0906 11/22 0101 03CHECK

653.17



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9866 PG 551

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	
				174150.00
			CON TX	644.17
			PRFEE	1.00
			WDEED	8.00
			TOTAL	653.17
			CHECK	653.17
11/22/95		01	09:23	0001 0906

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125287
IDENTIF. # REFERENCE

95 NOV 22 AM 9:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 979443