THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 177,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November 1995

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
DEREK PACE 317 Harvard Avenue Nashville, Tennessee 37205	SAME	MAP 104-15 PARCEL 152

BOOK 9871 PG 358

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY SEVEN THOUSAND AND NO/100---------- ($ 177,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, HARRIS M. DEERE AND WIFE, MYRNA J. DEERE hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DEREK PACE, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 382 and a triangular lot adjoining to the south on the Map of Richland Realty Company's Division C of record in Book 421, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Harris M. Deere and wife, Myrna J. Deere, by deed from Herman C. "Pete" Page, unmarried, of record in Book 9317, page 411, Register's Office for Davidson County, Tennessee.

0126715

IDENTIFICATION

95 NOV 29 AM 9:33

DAVIDSON COUNTY, TN.

This is improved property known as 317 Harvard Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Richland Company's Division C of record in Book 421, page 31, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 21st day of November, 19 95.

Harris M Deere
HARRIS M. DEERE

Myrna J. Deere
MYRNA J. DEERE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HARRIS M. DEERE AND WIFE, MYRNA J. DEERE, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of November, 1995.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

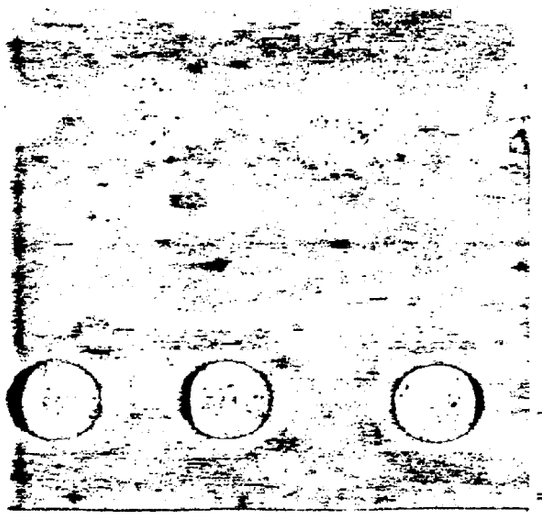
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

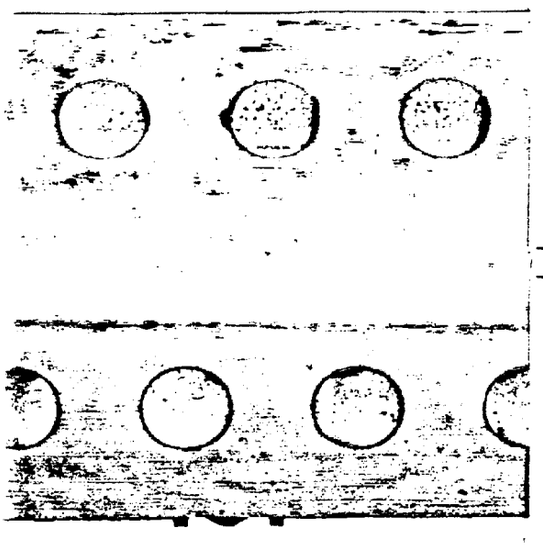
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

2499 11/29 0101 03CHECK 663.90





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

RECEIVED OF _____

FOR _____

BOOK 9871 PG 360

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	177000.00
CON TX	654.90
PRFEE	1.00
WDEED	8.00
TOTAL	663.90
CHECK	663.90

11/29/95 01 09:33 0001 2499

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0126715
IDENTIFICATION REFERENCE

95 NOV 29 AM 9:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 981019