This Instrument Prepared By:
Linda S. Harris, Attorney
5400 Maryland Way
Suite 101
Brentwood, Tennessee 37027

BOOK 9881 PG 903

Address New Owner(S)	Send Tax Bills To:	Tax Information:
Gregory W. Irby 3049 Anderson Road Nashville, TN 37214	Bancoklahoma Mortgage P. O. Box 57039 Irvine, CA 92619-7039	150-5 292

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Household Financial Center, Inc., (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Gregory W. Irby & Susan B.Carr (the "Grantee"), their heirs and assigns, all that tract of land described as follows:

Legal Description as shown on Exhibit "A" hereto attached.

This is improved property known as 3049 Anderson Road, Nashville, _____, Tennessee 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and their heirs and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "B". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

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

IN WITNESS WHEREOF, Grantor has executed this instrument by its duly authorized officer on this 1st day of Dec., 1995.

Household Financial Center, Inc.
By FGB Realty Advisors, Inc. Under Power of Attorney

By: _____
RICHARD WILLIAMS
ASSISTANT VICE PRESIDENT

STATE OF OKLAHOMA
COUNTY OF TULSA

Before me the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assist. VP of ~~FGB Realty Advisors, Inc. for~~ HOUSEHOLD FINANCIAL CENTER, Inc., a Delaware Corporation, the within named bargainor, and that he as such Assist. Vice President of FGB Realty Advisors, Inc. for ~~HOUSEHOLD FINANCIAL CENTER, INC.~~ Assist. Vice, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President Under power of attorney for said Corporation.

Witness my hand and seal, at office in Tulsa, Oklahoma, this 4th day of December, 1995.

_____
Notary Public Margie Holt
My Commission expires 9-11-98

Notary Public Oklahoma
OFFICIAL SEAL
MARGIE HOLT
WAGONER COUNTY
My Comm Expires 09-11-98

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cherry Hills, Section 9, of record in Book 4660, page 129, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Household Financial Center Inc. and wife, by deed from Robert P. Ziegler, Substitute Trustee of record in Book 9298, page 454, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 4862, page 670, said Register's Office.

This conveyance is subject to any and all existing easements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

Susan B Carr
Affiant

Subscribed and sworn to before me, this 1st day of Dec, 1995.

LINDA HARRIS NOTARY PUBLIC DAVIDSON COUNTY TENN

Notary Public

My commission expires 1-27-96

ADDENDUM TO SPECIAL WARRANTY DEED DATED 12-5-95 FROM HOUSEHOLD FINANCIAL CENTER INC.

SPECIAL PROVISION: WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKE NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY HEREIN DESCRIBED, OR THE IMPROVEMENTS LOCATED THEREON (IF ANY), INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTEE(S) HAS CAREFULLY INSPECTED THE PREMISES (OR HAS BEEN AFFORDED A REASONABLE OPPORTUNITY TO DO SO) AND, BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS," WITH ALL FAULTS AND IN ITS PRESENT CONDITION.

Ad valorem taxes having been prorated to the date hereof, Grantee(s) assumes payment thereof.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described Property;

(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interests and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the herein described Property is located;

(3) All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the property is located, pertaining to any portion(s) of the herein described Property, but only to the extent that same are still in effect;

(4) All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the Property and any portion(s) thereof;

(5) Ad valorem taxes, fees and assessments, if any, for the current year and subsequent years, the payment of which Grantee(s) assumes at the time of transfer of title; and subsequent assessments for this and prior years due to change(s) in land usage, ownership, or both, the payment of which Grantee(s) assumes; and

(6) Any conditions that would be revealed by a physical inspection and survey of the herein described Property.

GRANTOR hereby excepts, retains, and reserves, for itself, its successors and assigns, and does not hereby or herein convey, any right, title, or interest of Grantor in and to the oil, gas, hydrocarbons, and other minerals in and under the land described herein. The Grantor, for itself, its successors and assigns, waives the right to use the surface in connection with its mineral interest hereby excepted, retained, and reserved.

GRANTEE(S) ACCEPT THIS DEED SUBJECT TO THE FOREGOING SPECIAL PROVISIONS

Gregory W. Abbs

Susan B Carr

DATE: 12-5-95

STATE OF TN *
*
COUNTY OF Davidson *

This instrument was acknowledged before me on Dec 5, 1995

by the above

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public, State of TN
Name Printed Linda S Harris
My Commission Expires: 1-27-98

STATE OF _____ *
*
COUNTY OF _____ *

This instrument was acknowledged before me on _____, 1995

by _____.

_____

Notary Public, State of _____
Name Printed _____
My Commission Expires: _____

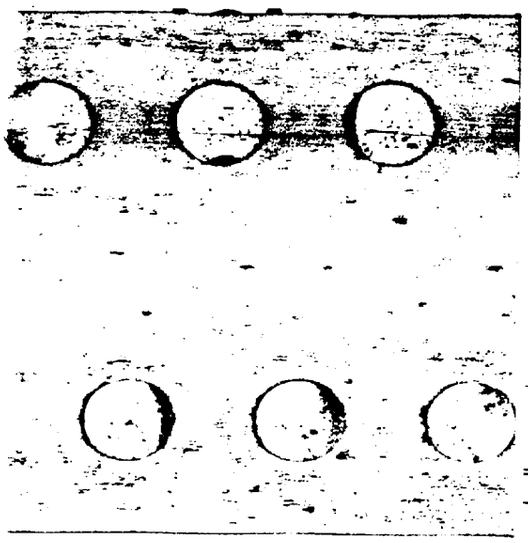
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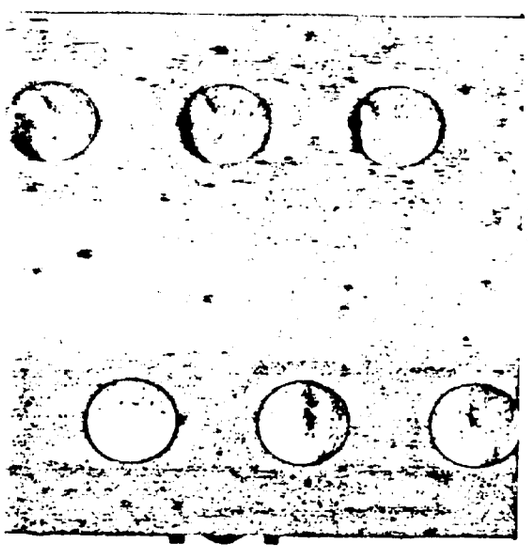
IDENTIF. & REFERENCE

95 DEC -7 AM 8:42

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5755 12/07 0101 03CHECK 276.30





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

RECEIVED OF _____

FOR _____

BOOK 9881 PG 908

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 69000.00
CON TX 255.30
PRFEE 1.00
WDEED 20.00
TOTAL 276.30
CHECK 276.30

12/07/95 01 08:43 0001 5755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0129766
IDENTIF. # REFERENCE

95 DEC -7 AM 8:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 984238