Box 52

WARRANTY DEED

BOOK 9891 PG 989

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 19 95

Notary Public

MY COMMISSION EXPIRES: 12-6-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Marshall, Jr. (NAME)	Pacific Southwest Bank (NAME)	148-13-22
324 Melpar Drive (ADDRESS)	4144 N. Central Expwy., Ste 160 (ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (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, Paul W. St. Charles, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph W. Marshall, Jr. and wife, Dennise D. Marshall

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:

TRACT I
Land in Davidson County, Tennessee, being Lot No. 394 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee.

TRACT II
Land in Davidson County, Tennessee, being part of Tract "F" on the Plan of Fairlane Park, Section III, of record in Book 2331, pages 145 and 146, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul W. St. Charles, a single person, by deed from Jerry N. Hubbuch, unmarried, of record in Book 9536, page 199, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ( )
This is unproved (X) property, known as 324 Melpar Drive, Nashville, Tennessee 37211
(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 my hand this 15th day of December 19 95

Paul W. St. Charles

Paul W. St. Charles

BOOK 9891 PG 990

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 Paul W. St. Charles

the bargainor ~~[illegible]~~ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of December 19 95.

Commission expires: 12-6-99

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

0133269
IDENTIFICATION REFERENCE

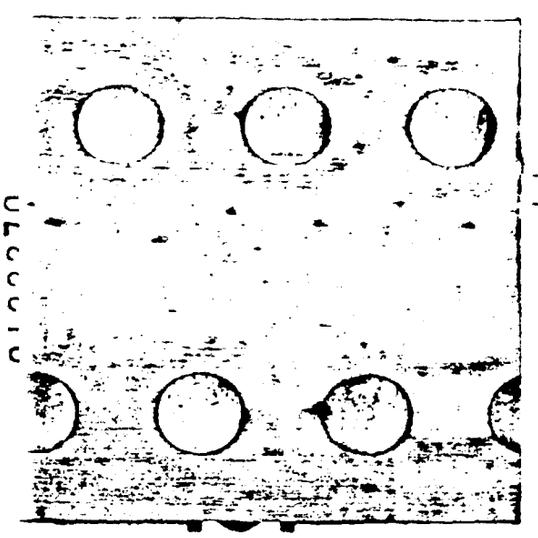
95 DEC 19 AM 9:01
FELIX A. [illegible]
DAVIDSON COUNTY, TN.

PESS 12.27.2 2101 03CHECK 360.50

Box 52

THIS INSTRUMENT WAS PREPARED BY:





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

RECEIVED OF _____

FOR _____

BOOK 9891 PG 991

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

CONV	95000.00
CON TX	351.50
PRFEE	1.00
MRFEE	8.00
TOTAL	360.50
CHECK	360.50

12/19/95 DL 09:00 0001 9535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0133269
IDENTIFICATION REFERENCE

95 DEC 19 AM 9:01
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 988010