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 $***72,500.00.

Affiant

Subscribed and sworn to before me this 28th day of December, 1995.

Notary Public

My Commission Expires: 11.22.97

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

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
TIMOTHY ORR FUDGE 705 Powers Avenue Nashville, TN 37206	INTEGRA MORTGAGE COMPANY 116 Allegheny Center Mall Pittsburgh, PA 15212-5356	MAP 83-7 PARCEL 112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($***72,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, TONY CATES, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto TIMOTHY ORR FUDGE, unmarried, & HARRY O. FUDGE and wife, JAYNE FUDGE, as Joint Tenants with right of survivorship, 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:

BEING Lot No. 11, Block "A" on the Plan of Tillman Subdivision, Part I, of record in Book 1130, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 70.0 feet on the westerly margin of Powers Avenue and extends back 233.0 feet on the northerly line and 276.0 feet on the southerly line to a dead line in the rear, measuring 80.0 feet, more or less, thereon.

BEING the same property conveyed to Tony Cates by deed from George Dwain Mitchell, unmarried, of record in Book 9650, page 282, Register's Office for Davidson County, Tennessee.

DEBORAH S. CATES, spouse of Tony Cates, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 705 Powers Avenue, Nashville, Tennessee 37206.

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.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a 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 Grantees.

2. Matters, if any, shown on the Plan of Tillman Subdivision, Part I, of record in Book 1130, page 29, said Register's Office.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of December, 1995.

Tony Cates

TONY CATES

Deborah S. Cates

DEBORAH S. CATES

3834 01/02 0101 03CHECK 277.25

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 TONY CATES and DEBORAH S. CATES, 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 this 28th day of December, 1995.

Mitchell A. Watts

Notary Public

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

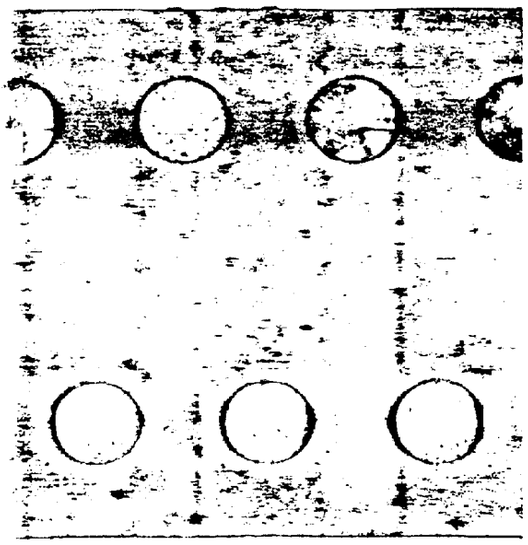
My Commission Expires:

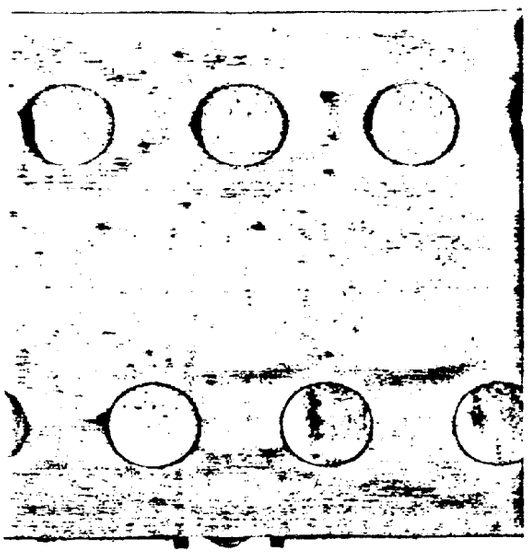
11-22-97

95 JAN -2 PM 2:21

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

013717.1
IDENTIF. ↑ REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9906 PG 23

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 72500.00
CON TX 268.25
PRFEE 1.00
WDEED 8.00
TOTAL 277.25
CHECK 277.25

01/02/96 01 14:23 0001 3834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

013717
IDENTIF. & REFERENCE

96 JAN -2 PM 2:21
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 992206