This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

BOOK 9907 PG 973

WARRANTY DEED

ADDRESS NEW OWNER:
Charles W. Little and Kelly L. Little
4218 Estes Rd.
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
Franklin National Bank
7029 Church St. East
Brentwood, TN 37027

MAP AND PARCEL:
MAP 130-4
GROUP
PARCEL 38

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, George H. Cate Jr., married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles W. Little and wife, Kelly L. Little, 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. 19 on the Plan of Comptonwood Subdivision of record in Book 974, page 10, said Register's Office.

Being the same property conveyed to George H. Cate Jr. and wife, Carolyn Cate (now deceased) by deed from R. Theron Fontaine and wife Elizabeth S. Fontaine of record in Book 4205, page 192, Register's Office for Davidson County, Tennessee.

This is improved property known as 4218 Estes Rd., Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles W. Little and wife, Kelly L. Little, their heirs and assigns, forever; and I, George H. Cate Jr., do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

FREDA D. CATE, wife of Geroge H. Cate, Jr., joins in this conveyance to transfer all her right, title or interest in subject property, marital or otherwise.

Witness our hands this the 28th day of December, 1995.

George H. Cate, Jr.
George H. Cate Jr.

Freda D. Cate
Freda D. Cate

0137635
IDENTIFICATION REFERENCE

96 JAN -3 PM 3:35
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George H. Cate Jr. and wife, Freda D. Cate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

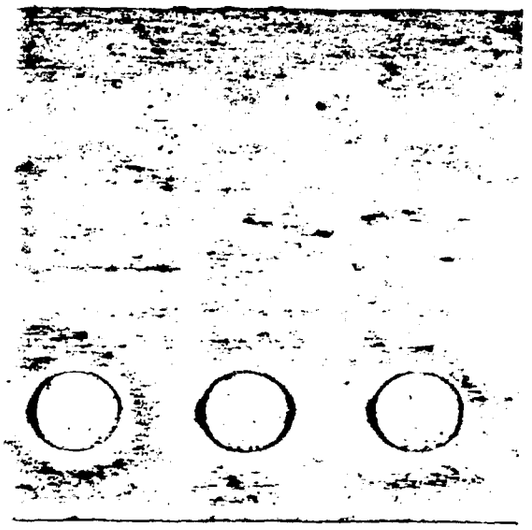
The actual value or consideration, whichever is greater, for this transfer is $ 458,750.00.

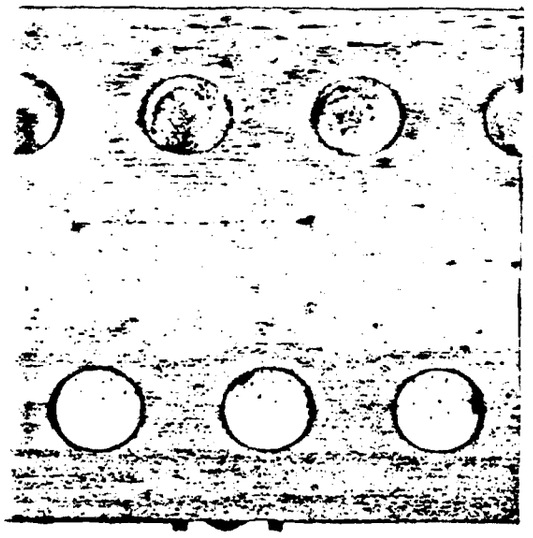
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: March 2, 1998





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

RECEIVED OF _____

FOR _____

BOOK 9907 PG 975

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	
	458750.00
CON TX	1697.38
PRFEE	1.00
WDEED	8.00
TOTAL	1706.38
CHECK	1706.38

01/03/96 01 15:36 0001 4319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137635
IDENTIF. & REFERENCE

96 JAN -3 PM 3:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 992684