This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
2780 Highway 31W
White House, TN 37188

BOOK 9912PG 49

ADDRESS NEW OWNER:
Daniel Kane
2631 Smith Springs Road
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
America's Wholesale Lender
400 Countrywide Way
Simi Valley, CA 93065-6298

MAP AND PARCEL:
MAP 136
PARCEL 43
2DX 00500

WARRANTY DEED

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, we, Herbert Wayne Williams, Marcia Williams, John Christopher Williams, Earline T. Williams, and Jennifer Leigh Neal, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daniel Kane, 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 the 2nd, formerly the 5th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the Division of the Estate of John C. Estes, deceased, as of record in Minute Book "J", Page 170, County Court for said County, described according to a survey made by George W. Watkins, Surveyor, July 28, 1958, as follows:

BEGINNING in the center of New Smith Springs Road at the northwest corner of the property conveyed to L. T. Stevens, by deed from James A. Allen and wife, of record in Book 2863, Page 59, Register's Office for said County; thence with Stevens' western boundary line south 18 deg. 45 min. west 201 feet; thence north 87 deg. west 90 feet; thence north 20 deg. 20 min. east 223.2 feet to the center of New Smith Springs Road; thence with same, southeasterly 80 feet to the beginning.

Included in the above description by expressly excluded from this conveyance is the following description:

Second Civil District of Metropolitan Nashville-Davidson County, Tennessee Project 70-R-42

BEGINNING at a point on the existing south right-of-way line of Smith Springs Road on the common line of Williams and Hans J. Eichhorn said point being 19 feet south of center line survey station 83 & 64 and proceeding as follows:

1. Eastwardly with the existing south right-of-way line of Smith Springs Road a distance of 80 feet to a point on the common line of Williams and Nancy L. Wright said point being 19.5 feet south of center line survey station 84 & 85; thence,
2. Southwardly with the line between Williams and Wright a distance of 5.5 feet to a point on the new right-of-way line of Smith Springs Road; thence,
3. Westwardly with a line that is 25 feet south of and parallel to the center line and a 1478.46 feet radius curve to the right a distance of 80 feet to a point on the common line of Williams and Eichhorn; thence,
4. Northwardly with said line a distance of 6 feet to the point of beginning and containing 460 square feet or 0.01 of an acre more or less.

Being the same property conveyed to Herbert Wayne Williams and Jerry Otis Williams, by deed from Donald R. O'Quinn and wife, Regenia O'Quinn of record in Book 4756, Page 928, Register's Office for Davidson County, Tennessee. The said Jerry Otis Williams has since deceased.

This is part of the same description as in previous deed of record.

This conveyance is subject to Temporary Construction Easement of record in Book 8373, Page 670, said

Register's Office.

This conveyance is made subject to that portion of the property extending into the center of Smith Springs Road.

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This is improved property known as 2631 Smith Springs Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Daniel Kane, their heirs and assigns, forever; and we, Herbert Wayne Williams, Marcia Williams, John Christopher Williams, Earline T. Williams, and Jennifer Leigh Neal 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of January, 1996.

Herbert Wayne Williams
Herbert Wayne Williams

Marcia Williams
Marcia Williams

John Christopher Williams
John Christopher Williams

Earline T. Williams
Earline T. Williams

Jennifer Leigh Neal
Jennifer Leigh Neal

96 JAN -8 PM 3:08
FELIX Z. HASKINS REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0138992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Herbert Wayne Williams, Marcia Williams, John Christopher Williams, Earline T. Williams, and Jennifer Leigh Neal 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of January, 1996.

Lacinya L. Vaden
NOTARY PUBLIC

LACINYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: My Commission Expires July 25, 1998

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 62,000.00

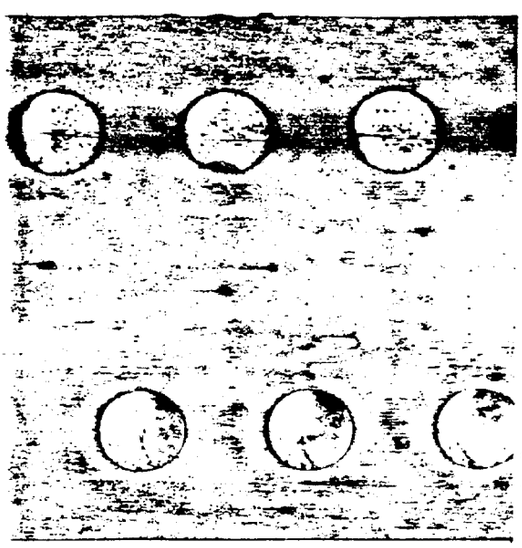
Daniel Kane
AFFIANT

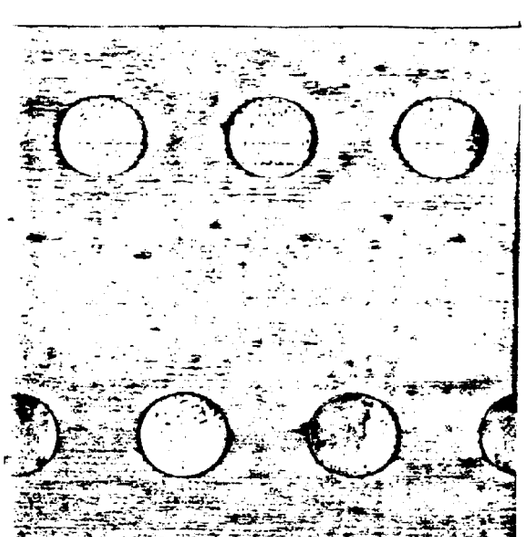
Subscribed and sworn to before me this 3rd day of January, 1996.

Lacinya L.
NOTARY PUBLIC
My Commission Expires: My Commission Expires July 25, 1998

LACINYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

771 01/08/96 0911 03CHECK 238.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9912 PG 51

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

DAMT 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 8.00
TOTAL 238.40
CHECK 238.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/08/96 01 15:09 0001 5771

0138992
IDENTIF. # REFERENCE

95 JAN -8 PM 3:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 994114