WARRANTY DEED

BOOK 9913 PG 972

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Laura L. Neal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DAVID L. NEAL	AMERICA'S WHOLESALE LENDER	MAP 22
(NAME)	(NAME)	
5234 WHITES CREEK PIKE	155 NORTH LAKE AVENUE	PARCEL
(ADDRESS)	(ADDRESS)	
JOELTON, TN 37080	PASADENA, CA 91109	143
(CITY) (STATE) (ZIP)	(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, JAMES D. LARSEN AND WIFE, MAI L. LARSEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID L. NEAL AND WIFE, CARLA M. NEAL

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 ONE:
Being a portion of the James C. Stanfield, et ux, property as recorded in Book 3102, page 223, Register's Office for Davidson County, Tennessee, located in the Fourteenth Civil District of Davidson County, Tennessee, and described as follows: BEGINNING at a point in the center of Whites Creek Pike, said point being the northeast corner of Tract No. 2 of this survey; thence with said tract N 84 deg. 23' W 1002.07 feet to an iron pin in the Gupton line; thence with said Gupton line N 20 deg. 24' W 210.83 feet to an iron pin; thence with Tract No. 4, S 80 deg. 22' E 993.05 feet to a point in the center of White's Creek Pike; thence with the center of said Pike S 36 deg. 11' E 150.00 feet to the beginning, containing 3.37 acres, more or less by survey of Richardson-Morris Co., May 16, 1973.

Being the same property conveyed to JAMES D. LARSEN AND WIFE, MAI L. LARSEN by Deed of record in Book 4726, page 40, Register's Office for Davison County, Tennessee.

TRACT TWO:
Land lying in the 14th Civil District of Davidson County, Tennessee, and being a part of the James C. Stanfield, et ux, property as recorded in Book 3102, page 623, RODC and described as follows: BEGINNING at a point in the center of White's Creek Pike a corner with a 3 acre tract; thence with said 3 acre tract S 49 deg. 59' W 135.56 feet to an iron pin; thence with said N 85 deg. 08' W 884.75 feet to an iron pin in Gupton's line; thence with Gupton N 20 deg. 24' W 203.75 feet to an iron pin; thence S 84 deg. 23' E 1002.07 feet to the point in the center of White's Creek Pike; thence with center of said White's Creek Pike S 36 deg. 11' E 100.00 feet to the beginning, containing 4.00 acres, more or

CONTINUED ON EXHIBIT "A" ON PAGE THREE FOR THE CONTINUATION OF LEGAL

unimproved ( )
This is improved (X) property, known as 5234 WHITES CREEK PIKE, JOELTON, TN 37080
(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 our hand S this 5th day of January 19 96

James D. Larsen
JAMES D. LARSEN

Mai L. Larsen
MAI L. LARSEN

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 JAMES D. LARSEN AND WIFE, MAE L. LARSEN

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 at GOODLETTSVILLE, Tennessee, this 5th day of January, 19 96.

Commission expires January 24, 1998

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

LEGAL DESCRIPTION CONTINUATION

less, by a survey of Richardson Morris Company, May 10, 1973.

INCLUDED in the above described property but EXPRESSLY EXCLUDED THEREFROM is that portion having been convyeed to Everett G. Crow by deed of record in Book 4730, page 11, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being a tract of land lying in the Fourteenth Civil District of Davidson County, Tennessee, and being part of the James C. Stanfield, et ux, property as recorded in Book 3102, page 623, R.O.D.C. and described as follows: BEGINNING at a point in the center of White's Creek Pike, said point being the northeast corner of a three-acre tract owned by Crow thence with said three-acre tract S 49 deg. 55' W 135.56 feet to an iron pin; thence with same N 85 deg. 8' W 884.75 feet to an iron pin in Gupton's line; thence with Gupton N 20 deg. 24' W 111.17 feet to a point in the division line; thence with said division line S 85 deg. E 1026 feet to a point in the center of White's Creek Pike; thence with the center of said White's Creek Pike S 36 deg. 11' E 3.18 feet to the beginning, containing 2.18 acres, more or less, by a survey of Richardson-Morris Co. dated June 19, 1973.

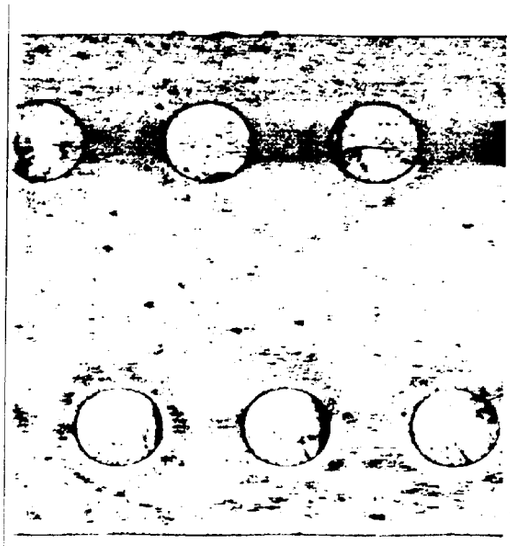
Being the same property conveyed to JAMES D. LARSEN AND WIFE, MAI L. LARSEN by Deed of record in Book 4717, page 188, Register's Office for Davidson County, Tennessee.

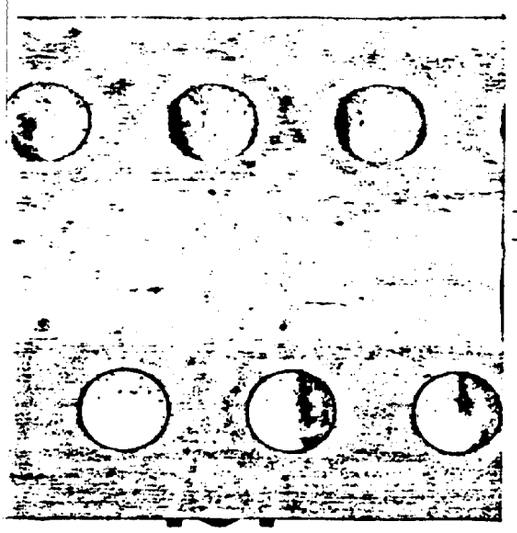
James D. Larsen
JAMES D. LARSEN

Mai L Larsen
MAI L. LARSEN

0139660
IDENTIFICATION REFERENCE
MAIL ENV.
96 JAN 10 PM 1:27
DAVIDSON COUNTY, TN.

5433 01/10 01:01 CHECK 324.92





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

RECEIVED OF _____

FOR _____

BOOK 9913 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	84300.00
CON TX	311.91
PRFEE	1.00
WDEED	12.00
TOTAL	324.91
CHECK	324.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6483

0139660
IDENTIF. & REFERENCE

95 JAN 10 PM 1:27
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 994818