STATE OF TENNESSEE
COUNTY OF DAVIDSON

6318:166

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

JUDY S. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott J. Warner (NAME)	Pacific Southwest Bank (NAME)	161-10A-183.00
5045 English Village Drive (ADDRESS)	4144 N. Central Expwy., Ste. 160 (ADDRESS)	06DU-81436
Nashville, TN 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, Chester C. Stewart and wife, Janet R. Stewart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott J. Warner and wife, Cynthia M. Warner

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. 148 on the Plan of Phase Two, Villages of Brentwood, of record in Book 6250, page 169, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Chester C. Stewart and wife, Janet R. Stewart, by deed from Billy G. Poyner, Jr. and wife, Judith G. Poyner, of record in Book 8594, Page 294, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6250, page 169 with Surveyor's Certificate of Correction of record in Book 8484, page 140; Declaration of Covenants, Conditions & Rrestrictions of record in Book 6143, page 11, as amended in Book 6398, page 495; all of record in the Register's office for Davidson County, Tennessee.

96 JAN 16 PM 2:01
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0141053

unimproved ( )
This is improved (X) property, known as 5045 English Village Drive, Nashville, TN 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 our hand s this 12th day of January 19 96

Chester C. Stewart

Janet R. Stewart

Janet R. Stewart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BK 0918 PG 467

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chester C. Stewart and wife, Janet R. Stewart

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 Brentwood, Tennessee, this 12th day of January 19 96.

Commission expires 1/20/96

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

WARRANTY DEED

FROM

Chester C. Stewart and wife,
Janet R. Stewart

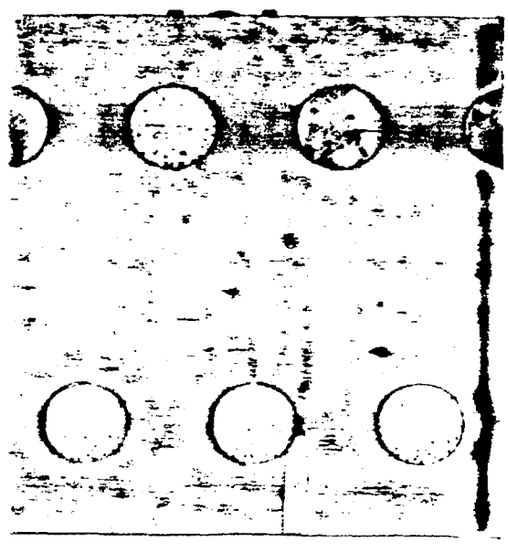
TO

Scott J. Warner and wife,
Cynthia M. Warner

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

7937 12/15 0101 03CHECK
451.15





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9918 PG 468

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	117500.00
CON TX	442.15
PRFEE	1.00
WDEED	8.00
TOTAL	451.15
CHECK	451.15

01/16/96 01 14:05 0001 7987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141053
IDENTIFICATION REFERENCE

96 JAN 16 PM 2:01
FELIX Z. WILSON
CLERK
DAVIDSON COUNTY, TN.

No. 996296