Box 17

WARRANTY DEED

BOOK 9924 PG 839

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

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

NOTARY PUBLIC AT Large

Notary Public

MY COMMISSION EXPIRES: 5/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kipp Halstead (NAME)	Franklin American Mortgage (NAME)	MAP 44-15
5013 Kincannon Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 240
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	6DU37710

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, Debra L. Estes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kipp Halstead and George E. Haley and wife, Bettye Haley

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. 1021 on the Plan of Brentwood Hall Section 14, as of record in Book 2663, page 129, Register's Office for said County.

Said Lot No. 1021 fronts 91.4 feet on the westerly side of Kincannon Drive and runs 199.9 feet on the northerly line and 184.12 feet on the southerly line to a dead line in the rear, measuring 72 feet thereon.

Being the same property conveyed to Debra L. Estes by deed from Paul Estes and wife, Jackie Estes of record in Book 8455, page 96, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 2905, page 287 and Book 2396, page 523, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 5013 Kincannon Drive, Nashville, TN 37220
(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 my hand this 19th day of January 19 96

Debra L. Estes

Debra L. Estes

BOOK 9924 PG 840

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 Debra L. Estes

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of January 19 96.

Commission expires 11aa19 [illegible]

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Tinsley
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_____.

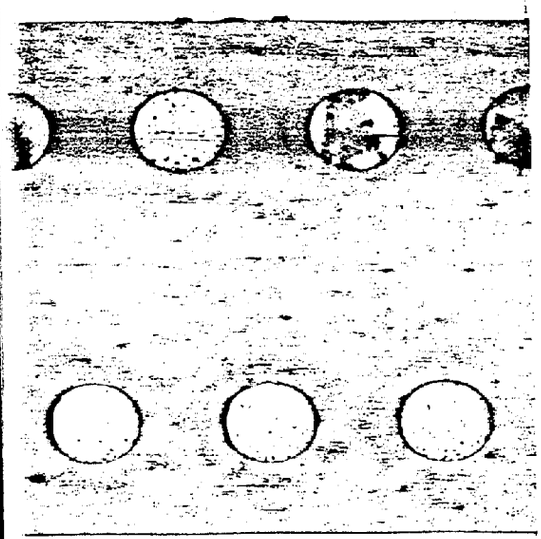
My commission expires _____

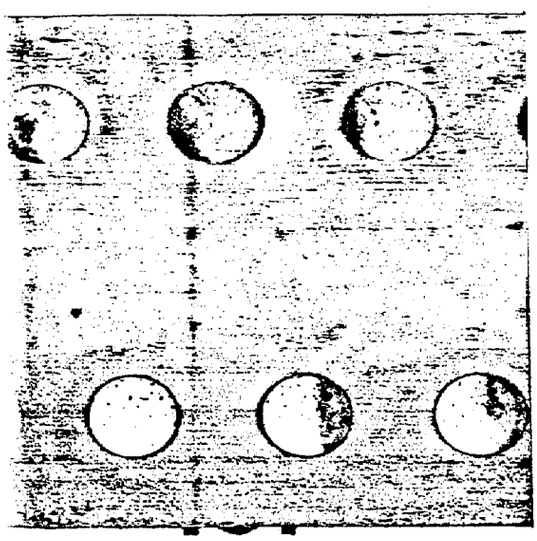
_____
Notary Public

95 JAN 23 AM 9:12
FELIX A. [illegible]
DAVIDSON COUNTY, TN.

0143217
IDENTIFICATION REFERENCE

5323 01/23 0101 03CHECK 379.00





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

RECEIVED OF _____

FOR _____

BOOK 9924 PG 841

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

MAMT
100000.00
ERR CO
MAMT
100000.00-
CAMT
100000.00
CON TX 370.00
PRFEE 1.00
[illegible] 8.00
TOTAL 379.00
CHECK 379.00
01/23/96 01 09:14 0001 0323

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01432117
IDENTIFICATION REFERENCE

96 JAN 23 AM 9:12
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 998601