THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE) 9936 PG 351
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 106,900.00

Affiant

Subscribed and sworn to before me, this 31st day of January 1996

Notary Public

My Commission Expires: 11. 22. 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RUSSELL H. NUNNALLY 915-B Russell Street Nashville, Tennessee 37206	NATIONSBANC MORTGAGE 2059 Northlake Parkway Tucker, Georgia 30084	MAP 82-16 PARCEL 430

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIX THOUSAND NINE HUNDRED AND NO/100---------- ($ 106,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, JEFF RIGNALL, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RUSSELL H. NUNNALLY, MARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 4-B on the Plan of Zone Lot Division, Lot No. 4, Section II, Aeby Subdivision, as of record in Plat Book 6200, page 335, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Jeff Rignall, unmarried, by deed from Ronald A. Dobernic, unmarried, of record in Book 7732, page 245, Register's Office for Davidson County, Tennessee.

96 FEB -2 AM 10:05
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0146729

This is improved property known as 915-B Russell Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns; forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Zone Lot Div., Lt No. 4, Sec. II, Aeby Subdivision of record in Book 6200, page 335, Register's Office for Davidson County, Tennessee.

BOOK 9936 PG 352

GRANTOR___ FURTHER COVENANTs__ and bind s himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 31st day of January, 19 96.

Jeff Rignall by Jon Hasenfuss attorney in fact

JEFF RIGNALL

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 _____, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

4098 02/02 0101 03CHECK 404.53

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

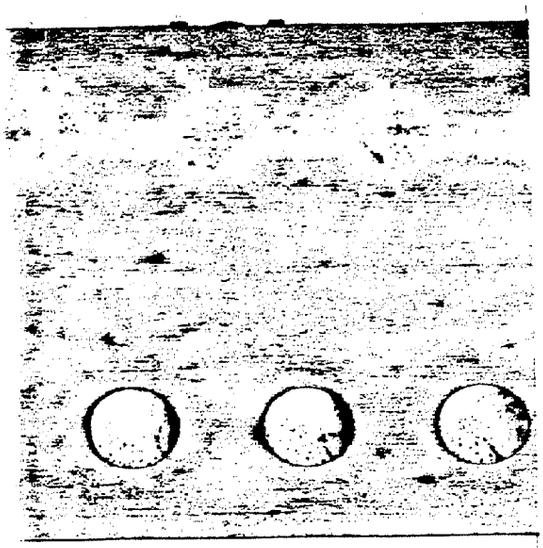
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JON HASENFUSS, to me known to be the person who executed the foregoing instrument in behalf of JEFF RIGNALL and acknowledged that he executed the same as the free act and deed of the said JEFF RIGNALL.

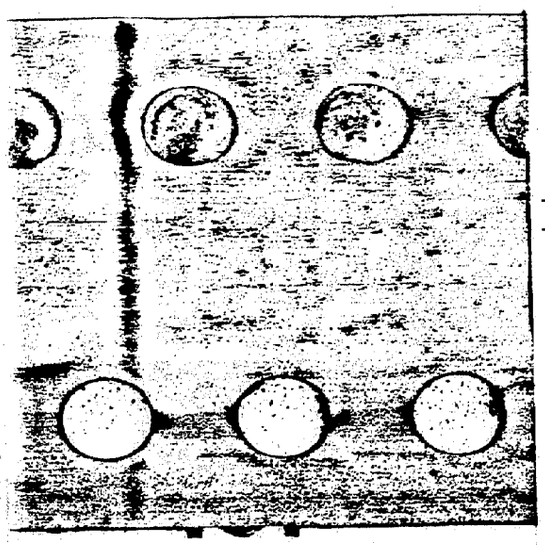
Witness my hand and seal this 31st day of January, 1996.

Mitchell A. Watts
Notary Public

My commission expires: 11/22/97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





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

RECEIVED OF _____

FOR _____

BOOK 9936 PG 353

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	106900.00
CON TX	395.53
PRFEE	1.00
WDEED	8.00
TOTAL	404.53
CHECK	404.53

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146729
IDENTIF. # REFERENCE

96 FEB -2 AM 10:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002334