[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.]
[Joyce A. Matthews,	Mortgage Resources Inc.	]
[unmarried	404 BNA Drive #400	Map 080-030]
[3357 Olsen Lane	Nashville, TN 37217	Parcel 045.00]
[Nashville, TN 37218		]
[		]
[This instrument prepared by: Robert J. Notestine III Attorney		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]
[		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Ralph M. Dotson and wife, Rachael B. Dotson (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Joyce A. Matthews, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 504 on the Plan of Bordeaux Hills, Section 8, of record in Plat Book 4175, Page 113, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ralph M. Dotson and wife, Rachael B. Dotson by Warranty Deed from Jimmie Lee Barnes and wife, Yetta Barnes of record in Book 5546, page 788, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 3357 Olsen Lane, Nashville, Tennessee 37218.

[**STATE OF TENNESSEE**)
[**COUNTY OF DAVIDSON**)

[The actual consideration or value, whichever is greater for this transfer is $49,500.00.

Joyce A. Matthews
Affiant

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

Notary Public

My Commission Expires 1-14-98

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of January, 1996.

RALPH M. DOTSON

RACHAEL B. DOTSON

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 Ralph M. Dotson and wife, Rachael B. Dotson, 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 purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 1996.

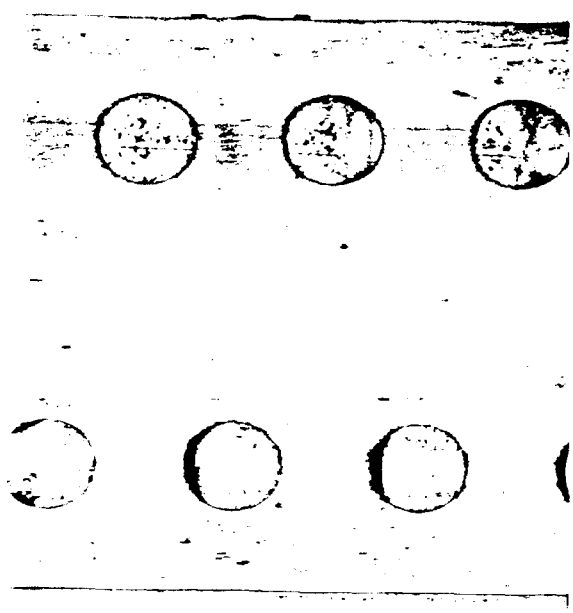
Notary Public

My Commission Expires: 1-24-98

IDENTIFICATION REFERENCE 011,8750

96 FEB -8 PM 1:50
FILED & RECORDED IN MISC. RECORDS
DAVIDSON COUNTY, TN.

5243 02/08 0101 03CHECK 192.15



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

RECEIVED OF _____

FOR _____

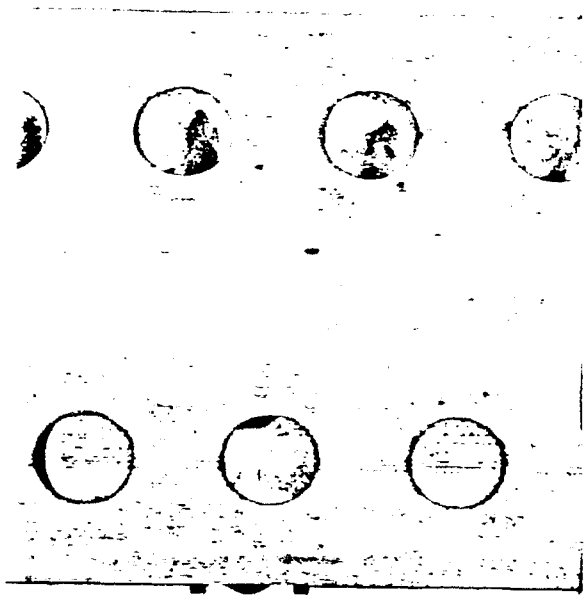
BOOK 9942 PG 903

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 49500.00
CON TX 183.15
PRFEE 1.00
WDEED 8.00
TOTAL 192.15
CHECK 192.15

02/08/96 01 13:51 0001 6243



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

014,8750
IDENTIF. & REFERENCE

96 FEB -8 PM 1:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1004458