BOOK 9951 PG 319

WARRANTY DEED

File No: 00278415

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin D. Sykes	Chemical Res Mort Corp	Map 43-12
[NAME]	[NAME]	
122 Vandiver Drive	404 Perimeter Cntr Terr	Parcel 58
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Madison, TN 37115	Atlanta, GA 30346	
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

J & M Home Builders, Inc., a Tennessee Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said Kevin D. Sykes and wife, LaNita D. Sykes

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

9158 02/20 0101 03CHECK 301.23

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Davidson } for this transfer is $ 77,900.00

Subscribed and sworn to before me, this the 16TH day of FEBRUARY, 19 96.

Affiant

My Commission Expires: 11-10-97
[Affix Seal]

Notary Public

unimproved ( )
This is improved (X) property known as 122 Vandiver Drive, Madison, TN 37115
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 16TH day of FEBRUARY, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

J & M Home Builders, Inc.
BY: Joe L. Wall
Joe L. Wall, President

FEB 20 AM 9:41
DAVIDSON COUNTY, TN.

0151495
IDENTIFICATION REFERENCE

STATE OF
COUNTY OF

Personally appeared before me _____, a Notary Public in and for said County and State _____

_____

_____

the within named bargainor(s), 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 at _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joe L. Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be President of the J & M Home Builders, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Davidson COUNTY, Tennessee, this 16TH day of FEBRUARY, 19 96.

Notary Public

Commission expires 11-10-97

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

Exhibit "A"

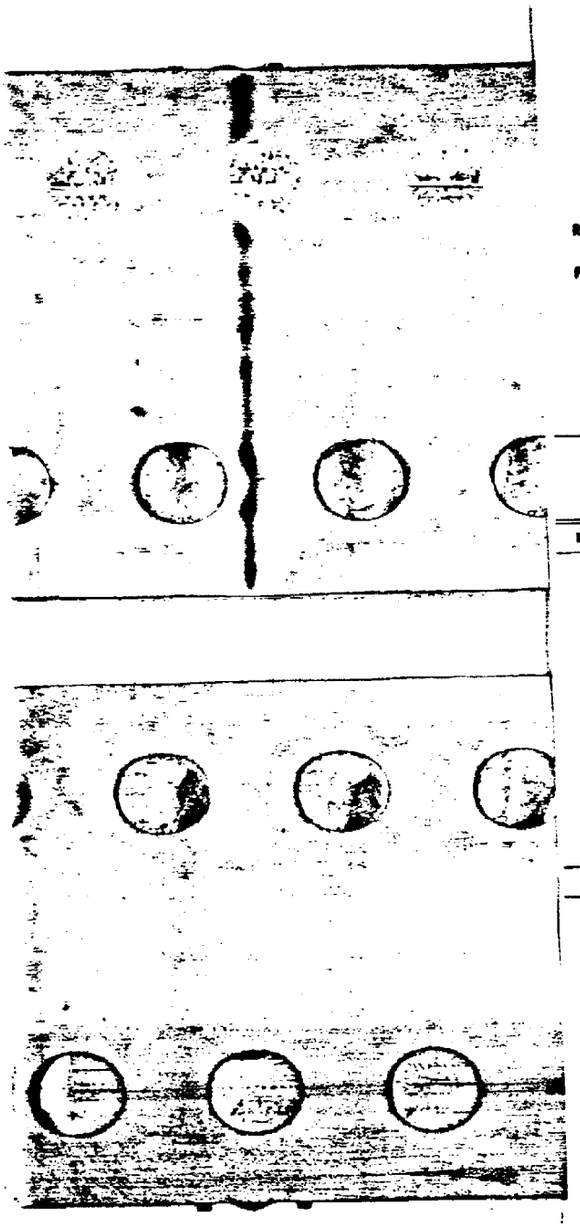
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Land in the Second Civil District of Metropolitan-Nashville, Davidson County, Tennessee, and being part of the East Part of Lot No. 9, Vandiver Subdivision (not of record) and being more particularly described as follows, according to a survey by R.L. Montoya Land Surveying, Inc.:

Beginning at an iron rod in the northeasterly margin of Vandiver Drive and being the most southwesterly corner for this herein described parcel; thence leaving said margin North 53 deg. 20' 48" East and passing a witness rod at 121.30 feet for a total distance of 192.70 feet to a point in the southwesterly boundary of the Dept. of U.S. Army Corps of Engineers property (Cumberland River); thence running with said boundary line South 45 deg. 06' 27" East 50.5 feet to a point; thence South 53 deg. 20' 48" West and passing a witness rod at 71.40 feet for a total distance of 199.80 feet to an iron rod in the northeasterly margin of Vandiver Drive; thence running with said drive North 37 deg. 02' West 50.00 feet to the point of beginning.

Being part of the same property conveyed to J & M Homebuilders, Inc., a Tennessee corporation, by deed from J & M Investments, of record in Book 9656, page 128, Register's Office for Davidson County, Tennessee.

JZW



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

RECEIVED OF _____

FOR _____

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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	77900.00
			CON TX	288.23
			PRFEE	1.00
			WDEED	12.00
			TOTAL	301.23
			CHECK	301.23
02/20/96	01		09:44 0001	9158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151495
IDENTIF. & REFERENCE

96 FEB 20 AM 9:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1007338