This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
M. Reid Estes Jr. and Kelley G. Estes
3110 Forrest Park Dr.
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 4th Ave. N
Nashville, TN 37219

BOOK 9952 PG 418

MAP AND PARCEL:
MAP P/O 117
GROUP
PARCEL 1

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Forrest Park, LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto M. Reid Estes Jr. and wife, Kelley G. Estes, 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. 7 on the Plan of Forrest Park of record in Plat Book 9700, page 93, said Register's Office.

Being a part of the same property conveyed to Forrest Park, LLC by quitclaim deed from Forrest Park Partnership of record in Book 9943, page 148, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 7, Forrest Park, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. Reid Estes Jr. and wife, Kelley G. Estes, their heirs and assigns, forever; and Forrest Park, LLC does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind itself, its 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 9th day of February, 1996.

Forrest Park, LLC

By: _____
Keith Perryman, Member

0151953
IDENTIFICATION

96 FEB 20 PM 3:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Keith Perryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Member of Forrest Park, LLC, and that he, as such Member, being authorized to do so, executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 9th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 245,000.00.

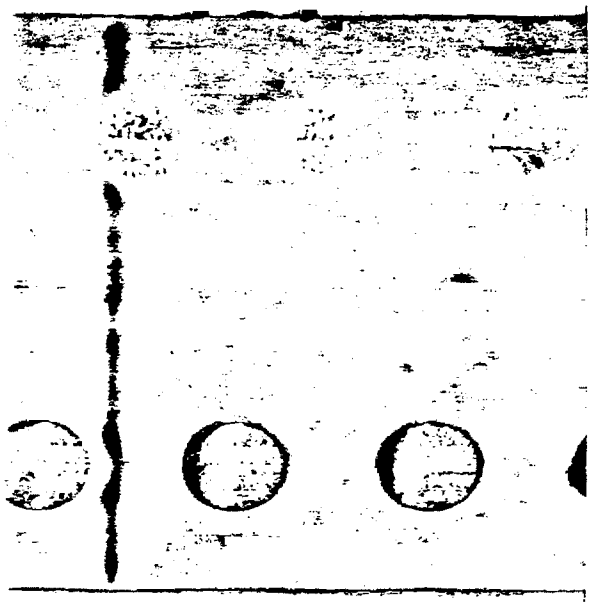
AFFIANT

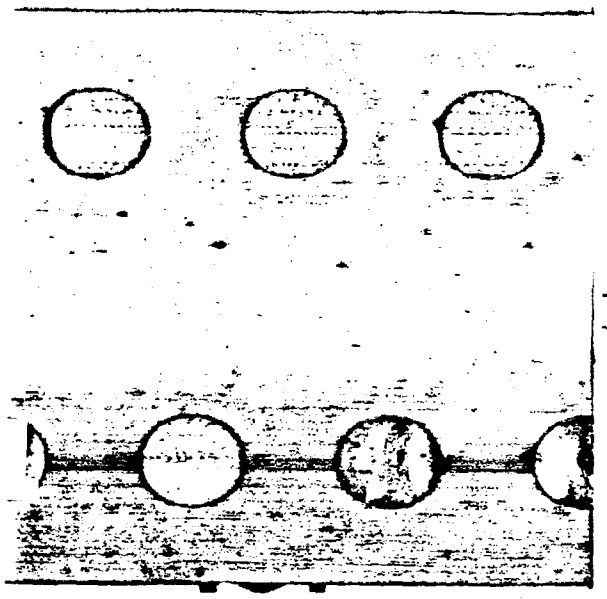
Subscribed and sworn to before me this 9th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: November 20, 1996

9622 02/20 0101 03CHECK 915.50





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

RECEIVED OF _____

FOR _____

BOOK 9952PG420

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 245000.00
CON TX 906.50
PRFEE 1.00
WDEED 8.00
TOTAL 915.50
CHECK 915.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/20/95 04 1500 0001 9622

0151953
IDENTIF. A REFERENCE

95 FEB 20 PM 3:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1007800