This Instrument Prepared By:

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

WARRANTY DEED

BOOK 9953 PG 238

ADDRESS NEW OWNER:
M/M Ralph B. Minor
5209 Windypine Dr.
Nashville, TN 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Boatmen's National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:

MAP	172-3
GROUP	B
PARCEL	49.00CO

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, we, Richter Dial Builders, Inc. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ralph B. Minor and wife, Erica D. Minor, 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. 49 on the Plan of The Woodlands, Phase 2, of record in Book 6900, page 635, said Register's Office.

Being a part of the same property conveyed to Richter Dial Builders, Inc. by deed from MeritBanc Development Corporation of record in Book 8671, page 388, Register's Office for Davidson County, Tennessee.

This is improved property known as 5209 Windy Pine Dr., Nashville, TN 37211.

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.

9915 02/21 0101 03CHECK 578.80

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ralph B. Minor and wife, Erica D. Minor, their heirs and assigns, forever; and we, Richter Dial Builders, Inc. 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of a duly authorized officer this the 14th day of February, 1996.

Richter Dial Builders, Inc.

By: _____
R. Douglas Richter

0152197
IDENTIFICATION
96 FEB 21 AM 10:04
FELIX A. WILSON II 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 R. Douglas Richter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Secretary of Richter Dial Builders, Inc. and that as such Secretary he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

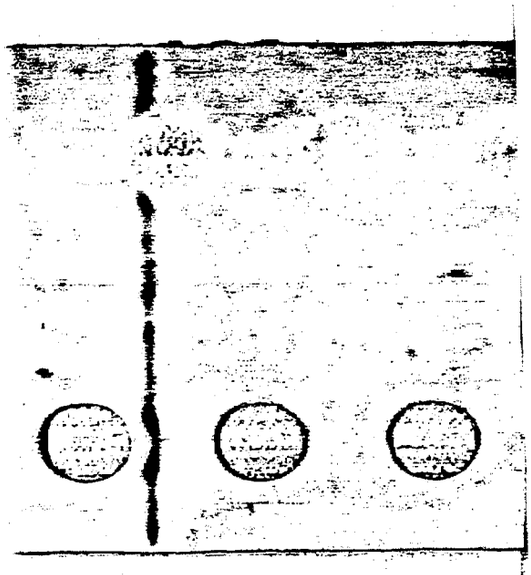
The actual value or consideration, whichever is greater, for this transfer is $ 154,000.00.

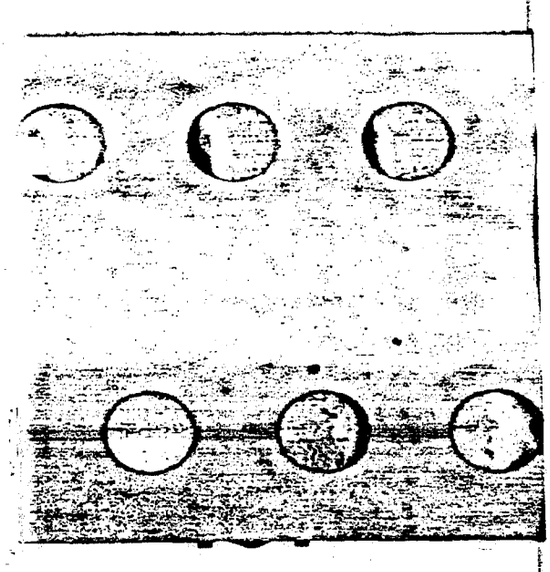
AFFIANT

Subscribed and sworn to before me this 14th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998





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

RECEIVED OF _____

FOR _____

BOOK 9953 PG 240

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	154000.00
			CON TX	569.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	578.80
			CHECK	578.80

02/21/96 01 10:06 0001 9915

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152197
IDENTIF. & REFERENCE

96 FEB 21 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008089