BK/ 9971 PG 930 FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of February, 19 96

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carole L. Beltz (NAME)	Mid-State Financial Services, (NAME)	MAP 108-3
3030 Casa Drive (ADDRESS)	2021 Richard Jones Rd, Suite 200 (ADDRESS)	PARCEL 57
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rental Group, Ltd.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carole L. Beltz, unmarried

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:

BEING Lot No. 105A, Zone Lot Division, Lots Nos. 42-48 and 102-107, Patio Villa, Section 5, of record in Plat Book 5200, Page 686, amending Plat Book 5200, Page 633 and plat Book 5800, Page 335, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Rental Group, Ltd. by deed from October, Inc., of record in Book 6431, Page 331, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6199, Page 70, and in Plat Book 5200, Page 686, Register's Office for said County.

96 MAR -7 AM 11:12
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0157774

unimproved ( )
This is improved (X) property, known as 3030 Casa Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of February 19 96

Rental Group, Ltd.
By: Don R. Henderson
Don r. Henderson, Partner

BK 9971 PG 931

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, 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 at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Don r. Henderson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Partner and _____ respectively of the Rental Group, Ltd. the within named bargainor, and corporation, and that he as such Partner 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 Don r. Henderson as such Partner, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN on this the 29th day of February 19 96.

My commission expires May 24, 1997

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

5883 03/07 0101 03CHECK 171.80

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

RECEIVED OF _____

FOR _____

BOOK 9971 PG 932

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	44000.00
CON TX	162.30
PRFEE	1.00
WDEED	8.00
TOTAL	171.80
CHECK	171.80

03/07/96 01 11:17 0001 5883

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157774
IDENTIF. & REFERENCE

96 MAR -7 AM 11: 12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1013992