FILE BOX 45

WARRANTY DEED

BOOK 9975 PG 363

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Morris L. Stout
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 19 96

NOTARY PUBLIC
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
Morris L. Stout (NAME)	Pacific Southwest Bank (NAME)	MAP 47
5694 Old Hickory Boulevard (ADDRESS)	P.O. Box 9940 (ADDRESS)	PARCEL 76
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Corpus Christi, TX 78469-9940 (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, Buford A. Winfrey, Executor of Estate of Buford Ellis Winfrey,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morris L. Stout and wife, Sharron E. Stout

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:

EXHIBIT "A"

BEGINNING at an iron pin set on the easterly right of way of Old Hickory Boulevard northerly of the intersection of Sulphur Creek Road and being the northwesterly corner of the herein described tract; thence leaving said right of way and running to the north of an existing residence and garage N 75 deg. 36' 11" E, 464.39 feet to easterly line of the property being described in Book 3429, Page 403, R.O.D.C., Tennessee; thence with said line N 5 deg. 30' 00" E, 535.29 feet to the most northwesterly corner of the herein described tract; thence N 89 deg. 07' 30" E, 477.64 feet to the weterly line of the property now or formerly conveyed to "F.H. Vondohlen", as of record in Book 7023, page 552, R.O.D.C., Tennessee; thence S 5 deg. 00'00"W, 91.60 feet to the southwesterly corner of said "F.H. Vondohlen" property; thence along the southerly line of the aforesaid property N 89 deg. 07' 03" E, 789.89 feet to the northeasterly corner of the herein described tract; thence S 43 deg. 36' 22" W, 129.64 feet; thence S 19 deg. 41' 54" W, 324.81 feet; thence S 72 deg. 15' 03" W, 225.83 feet; thence S 40 deg. 20' 14" W, 407.31 feet; thence S 52 deg. 27' 45" W, 350.79 feet; thence S 83 deg. 35' 33" W, 413.13 feet; thence S 5 deg. 30' 00" W, 560.00 feet to the southeasterly corner of the herein described tract; thence with the southerly line of the herein described tract N 72 deg. 16' 00" W, 440.52 feet to the southwesterly corner of the herein described tract and lying approximately 130 feet easterly of the centerline of

CONTINUED

unimproved ( )
This is improved (X) property, known as 5694 Old Hickory Boulevard, Nashville, TN 37218
(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 8th day of March, 19 96

Buford A. Winfrey

Buford A. Winfrey, Executor of the Estate of Buford Ellis Winfrey

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 Buford A. Winfrey, Executor of Estate of Buford Ellis Winfrey,

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of March 1996

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

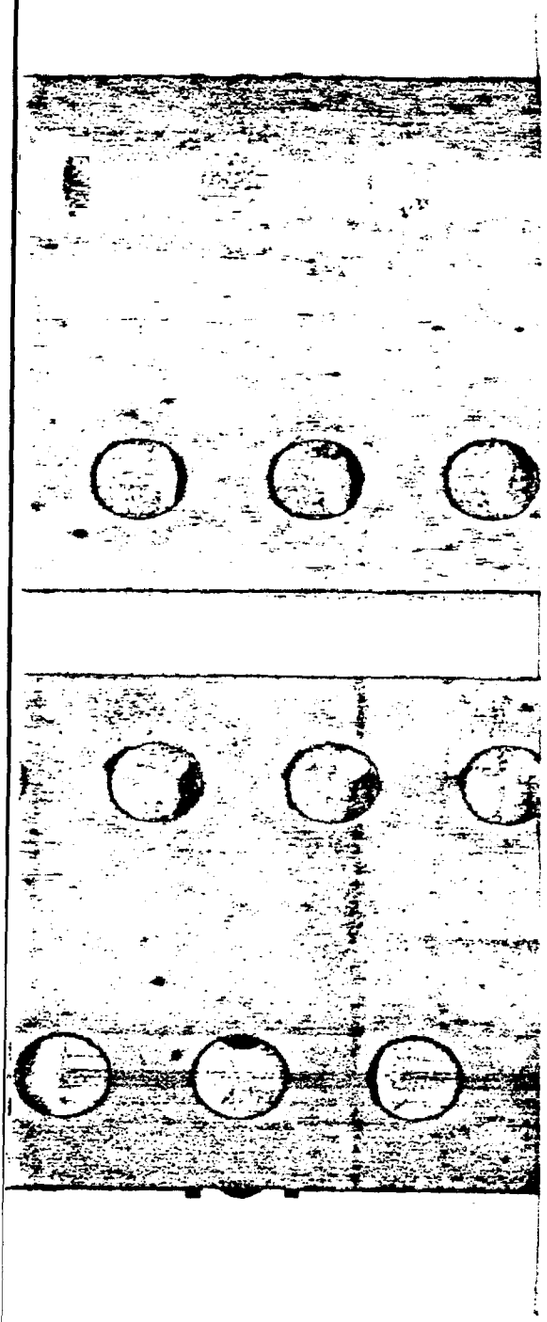
Notary Public

LEGAL DESCRIPTION CONTINUATION

a curve to the left and lying approximately 132 ft. from the aforementioned centerline of Old Hickory Boulevard with a delta of 14 26' 56", a radius of 846.30 feet and an arc length of 213.42 feet; thence N 75 deg. 27' 56" W, 95.00 feet to the easterly right of way of Old Hickory Boulevard, said corner lying approximately 35 feet from the centerline of said road; thence with said right of way with a curve to the left with a delta of 35 deg. 12' 14", a radius of 751.30 feet and an arc length of 461.62 feet to the point of beginning.

Being part of the same property conveyed to Buford Ellis Winfrey by deed from Lula Mail Holt, of record in Book 3429, page 403; and by deed from Joe S. Chandler and wife, Sarah I. Chandler, of record in Book 3221, page 209, said Register's Office. The said Buford Ellis Winfrey is now deceased, with Buford A. Winfrey being the sole heir and Executor of the Estate of Buford Ellis Winfrey. See Will of Burford Ellis Winfrey, Probate #95P-1844, Probate Office for Davidson County, Tennessee.

0158887
IDENTIF. + REFERENCE
96 MAR 11 PM 2:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
7110 03/11 0101 03CHECK 549.50



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

RECEIVED OF _____

FOR _____

BOOK 9975 PG 366

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	
				145000.00
			CON TX	536.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	549.50
			CHECK	549.50
03/11/96	01		14:24 0001	7110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0158887 IDENTIF. ↑ REFERENCE

96 MAR 11 PM 2:20

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015198