This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

P.B. 9996 P. 677

ADDRESS NEW OWNER:
Kevin S. Hagan and wife, Keely B. Hagan
806 Crestwood Drive
Nashville, Tennessee 37204

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
SunTrust Bank, Nashville, N. A.
201 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL:
MAP 132-06
PARCEL 008

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Dorris, Jr. and wife, Sharon H. Dorris ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Kevin S. Hagan and wife, Keely B. Hagan ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Map of Crestwood Acres, of record in Book 1130, page 60, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 19 fronts 120 feet on the northerly side of Crestwood Drive and runs back 321 feet on the easterly line and 305.6 feet on the westerly line to a dead line, measuring 185 feet thereon.
>
> Being the same property conveyed to John Dorris, Jr. and wife, Sharon H. Dorris by deed from Southtrust Bank of Middle Tennessee of record in Book 8752, page 491, Register's Office for Davidson County, Tennessee.

This is improved property known as 806 Crestwood Drive, Nashville, TN 37204.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors 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 our hands this the 29th day of March, 1996.

BK. 9996-678

John Dorris, Jr.

Sharon H. Dorris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John Dorris, Jr. and wife, Sharon H. Dorris, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of March, 1996.

Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $209,500.00.

AFFIANT

Subscribed and sworn to before me
this 29th day of March, 1996.

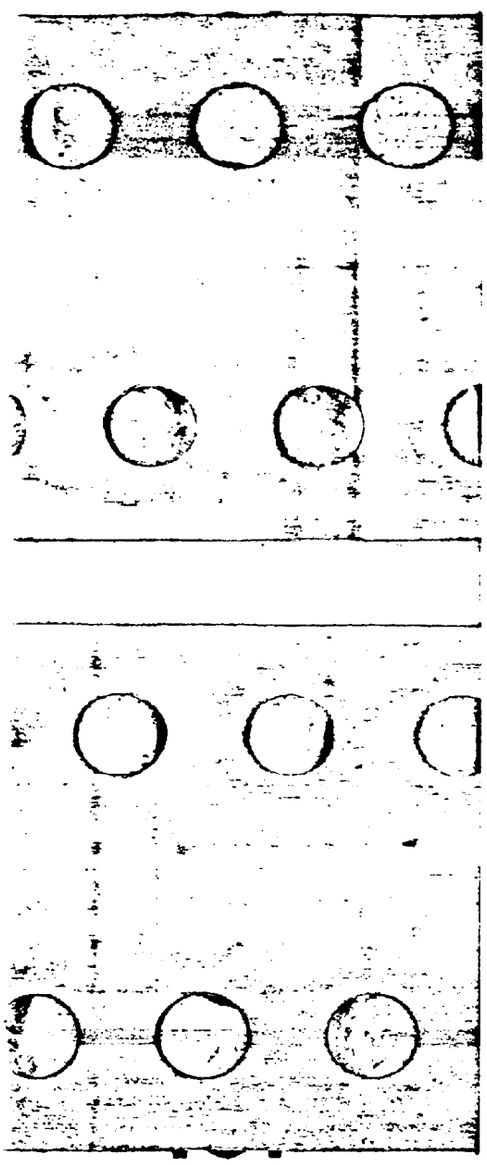
Andrew B. Gibson, Jr.
NOTARY PUBLIC

My Commission Expires: 9/18/99

0165636
IDENTIFICATION REFERENCE

96 APR -1 AM 8:20
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 784-[illegible]



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

RECEIVED OF _____

FOR _____

BOOK 9996 PG 679

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX STATE TAX CONVEY
WE 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
				209500.00
			CON TX	775.15
			PRFEE	1.00
			MTEED	8.00
			TOTAL	784.15
			CHECK	784.15
			04/01/96 01	08:21 0001 4374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0165636
IDENTIF. & REFERENCE

96 APR -1 AM 8:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022382