WARRANTY DEED

BOOK 10005 PG 171

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER AS $ 150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie V. Minett (NAME)	MAGNOLIA FEDERAL BANK FOR SAVING (NAME)	MAP 010-00
3322 Ivy Point Road (ADDRESS)	130 WEST FRONT STREET (ADDRESS)	PARCEL 041.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	HATTIESBURG, MS 39401 (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, Lawrence Dale Allen and wife, Jo Ann Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie V. Minett, 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land Surveying Company, dated September 26, 1972, as follows:

BEGINNING at a point in the southerly margin of Ivy Point Road, said point being the northwest corner of the Samuel J. Binkley property; thence south 7 deg. 36' 10" west 339.42 feet to an iron pin in the northerly margin of the property of the Tenn. Council of the Assembly of God; thence with said northerly margin, north 86 deg. 08' 22" west, 649.10 feet to a point in the easterly margin of Third National Bank property; thence with said easterly margin, north 6 deg. 56' 12" east 683.70 feet to a point on the southerly margin of Ivy Point Road; thence with said southerly margin, south 55 deg. 28' 28" east 390.91 feet to the point of a curve; thence with the southerly margin around a curve to the left with a radius of 1981.64 feet, a distance of 332.01 feet to the point of beginning.

Being the same property conveyed to Lawrence Dale Allen and wife, Jo Ann Allen by Deed of record in Book 5333, page 370, Register's Office for Davidson County, Tennessee.

96 APR -4 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

unimproved ( )
is improved (X) property known as 3322 Ivy Point Road, Goodlettsville, TN 37072
(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 our hand s this 29th day of March 19 96

Lawrence Dale Allen

Jo Ann Allen

BOOK 10005 PG 172

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 Lawrence Dale Allen and wife, Jo Ann Allen

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 29th day of March 19 96

Commission expires January 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

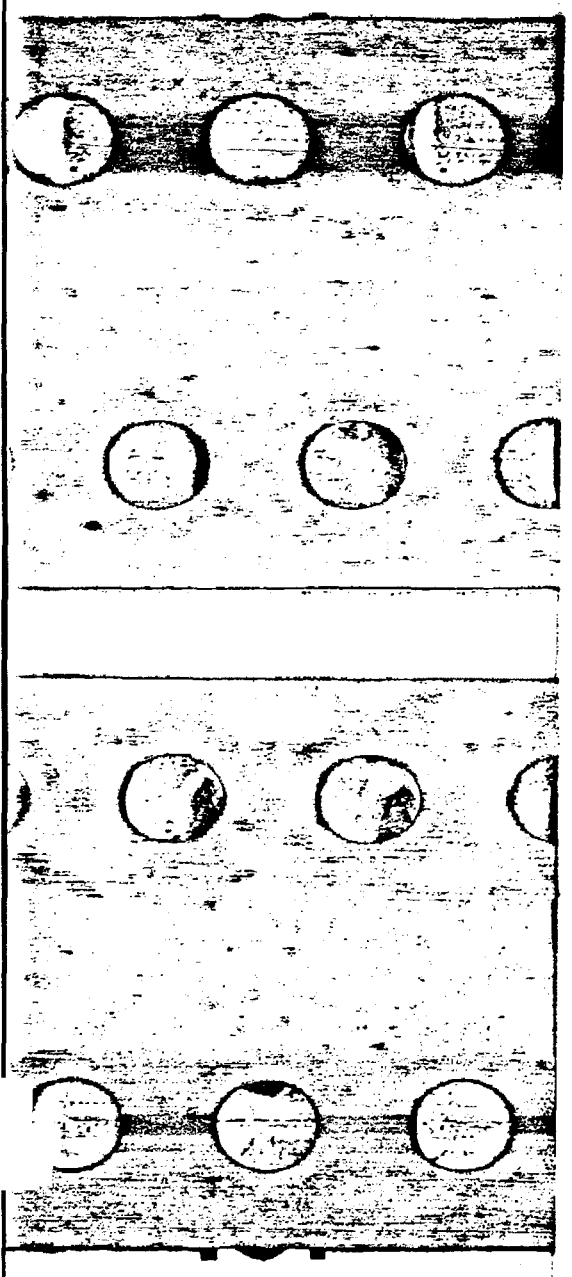
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

6833 04/04 0101 03CHECK 564.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10005 PG 173

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
				150000.00
				CON TX 555.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 564.00
				CHECK 564.00
			04/04/96	01 11:18 0001 6833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167965
IDENTIF. ← REFERENCE

96 APR -4 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024825