THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 10006 PG 748

OUR FILE NUMBER: R-5132

MAP/GROUP/PARCEL
060-02-0/033.00

NEW OWNER'S NAME AND ADDRESS:
George L. Davis, Sr.
Barbara L. Davis
3115 Spears Road
Nashville, Tennessee 37207

SEND TAX BILLS TO:
NationsBanc Mortgage Corporation
P.O. Box 353
Louisville, KY 40201

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Barbara Jean Holman and Richard Earl Steffy, as Co-Executors of the Estate of Jeanette T. Steffy, hereinafter called Grantors, do hereby transfer and convey unto George L. Davis, Sr. and wife, Barbara L. Davis, their heirs and assigns, hereinafter called Grantees, property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 56 on the Plan of Parkwood Estates, Section 1, of record in Book 2900, Page 120, Register's Office for Davidson County, Tennessee, described as follows:
>
> BEGINNING at a point in the southerly margin of Richmond Hill Drive, the common corner of Lots 38 and 56; thence with the line between said lots, southwardly 125.6 feet to a point in the northerly line of Lot No. 55; thence with the northerly line of Lot NO. 55, eastwardly 92.95 feet to a point in the westerly margin of Spears Road; thence with the margin of the same, northwardly 103.42 feet to a point the beginning of a curve; thence northwestwardly around said curve 40.13 feet to a point in the southerly margin of Richmond Hill Drive; thence with the margin of the same, westwardly 74.65 feet to the point of beginning.
>
> BEING the same property conveyed to Harold Earl Steffy and wife, Jeanette T. Steffy herein by deed of record in Book 3252, Page 425, Register's Office for Davidson County, Tennessee.
>
> Jeanette T. Steffy died December 22, 1995.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Barbara Jean Holman, Co-Executrix

Richard Earl Steffy, Co-Executor

96 APR -8 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0168460

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Barbara Jean Holman and Richard Earl Steffy, with whom I am personally acquainted, and made oath that they are the Co-Executrix and Co-Executor of the Estate of Jeanette T. Steffy, and that they, as such Co-Executrix and Co-Executor of the Estate of Jeanette T. Steffy, and with full power and authority so to do, executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 2nd day of April, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE EXP. 2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $67,500.00.

AFFIANT

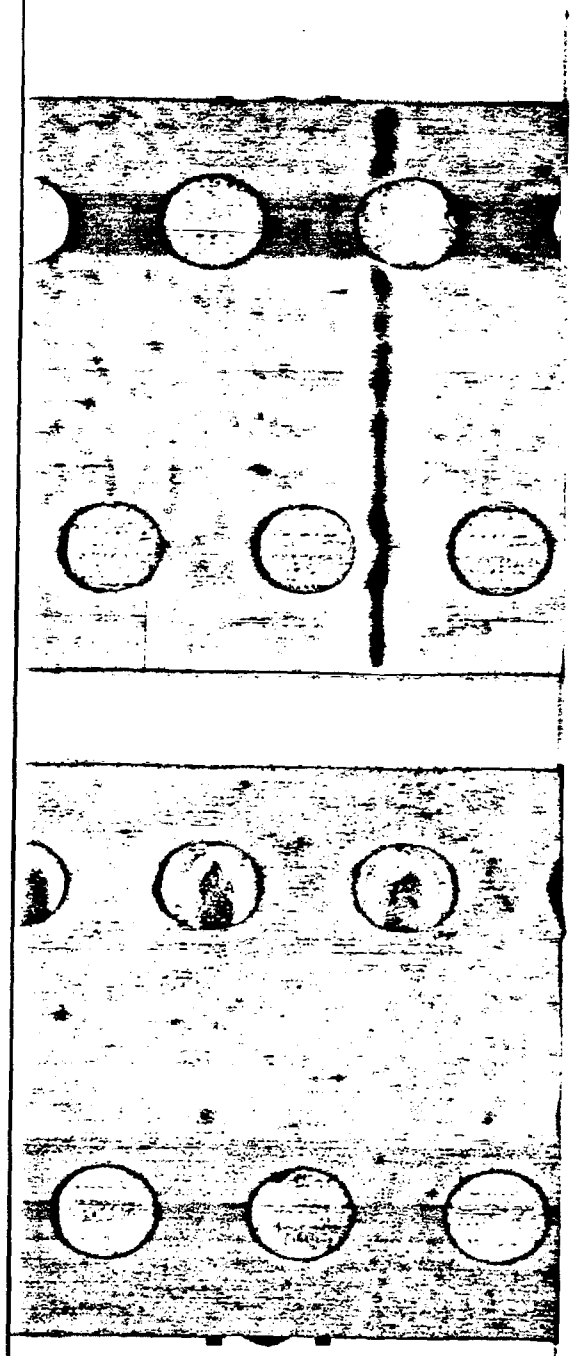
Sworn to and subscribed before me, this the 2nd day of April, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE EXP. 2-3-98

7375 04/08 0101 03CHECK 258.75



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

RECEIVED OF _____

FOR _____

BOOK 10006 PG 750

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75

04/08/96 01 10:39 0001 7375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168460
IDENTIF. ↑ REFERENCE

96 APR -8 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025363