THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) 10023 PG 502

The actual consideration or value, whichever is greater, for this transfer is $ 85,900.00

Jennifer C. Parker
Affiant

Subscribed and sworn to before me, this 19th day of April 1996

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JENNIFER C. PARKER 807 North 16th Street Nashville, Tennessee 37206	COUNTRYWIDE FUNDING 155 North Lake Avenue Pasadena, California 91109	MAP 83 6 PARCEL 45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND NINE HUNDRED AND NO/100---------- ($ 85,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, JACK K. MAGAW, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JENNIFER C. PARKER and husband, AARON R. PARKER 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. 3 on the Plan showing subdivision of certain lots in Block "A", "B" and "C" of the Weakley Place as shown of record in Book 547, page 12, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete descripton.

BEING the same property conveyed to Jack K. Magaw by deed from William L. Smith and Rock A. Lohmann, both unmarried, of record in Book 9853, page 702, Register's Office for Davidson County, Tennessee.

96 APR 23 PM 3:44

0173968

IDENTITY REFERENCE

This is improved property known as 807 North 16th Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Weakley Place of record in Book 547, page 12, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 19th day of April, 19 96.

Jack K. Magaw
JACK K. MAGAW
by Kathleen Vernon
attorney in fact

BOOK 10023 PAGE 503

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 _____, 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 this _____ day of _____ ___, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____ Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

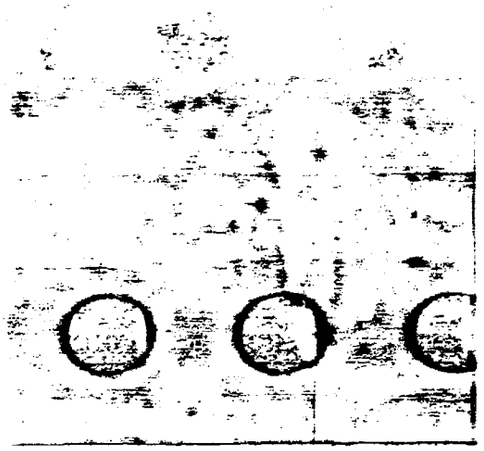
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared KATHLEEN VERNON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JACK K. MAGAW and acknowledged that she executed the same as the free act and deed of the said JACK K. MAGAW.

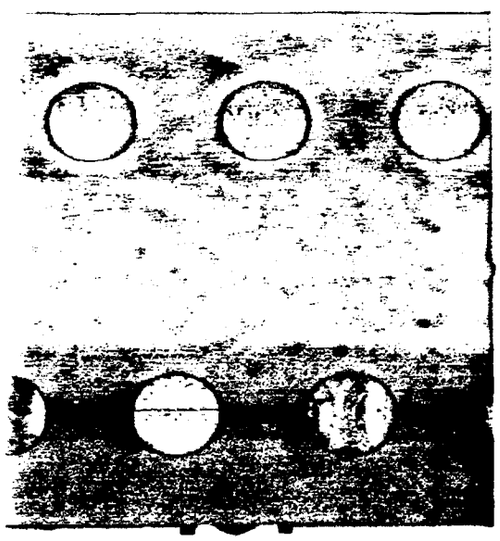
Witness my hand and seal this 19th day of April, 1996.

Mitchell A. Watts
Notary Public

My commission expires: 11/22/97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10023 PG 504

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

[illegible]	85900.00
[illegible]	[illegible]
[illegible]	85900.00-
[illegible]	85900.00
[illegible]	317.83
PRFEE	1.00
MTEED	8.00
[illegible]	326.83
CHECK	326.83

[illegible] 96145 0001 3294

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173968
IDENTIF. # REFERENCE

96 APR 23 AM 8:44

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1031223