WARRANTY DEED

BK. 10023 PG. 973

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
GREATER, FOR THIS TRANSFER IS $ 72,815.88
Chiquita Kimbrough
Affiant

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

Notary Public

MY COMMISSION EXPIRES January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
CHIQUITA KIMBROUGH (NAME)	FIRST INTERSTATE MORTGAGE CORP. (NAME)	MAP 61-07
4035 Glynda Drive (ADDRESS)	1200 W. 7TH STREET, 2ND FLOOR (ADDRESS)	PARCEL
Nashville, TN 37216 (CITY) (STATE) (ZIP)	LOS ANGELES, CA 90017 (CITY) (STATE) (ZIP)	200.00

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, PENNIE THORNTON DANGERFIELD AND HUSBAND, WILLIAM R. DANGERFIELD AND CHARLES P. SANFORD, BY AND THROUGH PENNIE THORNTON DANGERFIELD, ATTORNEY IN FACT HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHIQUITA KIMBROUGH

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:

Situated in Davidson County, Tennessee, being Lot No. 17 on the Plan of Young-Dale of record in Plat Book 2330, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to PENNIE SANFORD THORNTON AND CHARLES P. SANFORD by Deed of record in Book 7310, page 768, Register's Office for Davidson County, Tennessee; the said PENNIE SANFORD THORNTON, having since married, now being PENNIE THORNTON DANGERFIELD.

WILLIAM R. DANGERFIELD joins in this conveyance for the purpose of conveying any right, title or interest, which he may have, marital or otherwise, in and to subject property.

This is not the principal residence of Charles P. Sanford.

PENNIE THORNTON DANGERFIELD executes this instrument as Attorney in Fact for CHARLES P. SANFORD pursuant to Special Power of Attorney recorded simultaneously herewith.

Grantee(s) herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 7310, page 771, Register's Office for Davidson County, Tennessee; which Grantee(s) agree to pay and further agree to hold Grantor(s) harmless from same.

unimproved ( )
This is improved (X) property, known as 4305 GLYNDA DRIVE, NASHVILLE, TN 37216
(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 19th day of April 19 96

Pennie Thornton Dangerfield — PENNIE THORNTON DANGERFIELD
Charles P Sanford — CHARLES P. SANFORD
Chiquita Kimbrough — CHIQUITA KIMBROUGH
William R. Dangerfield — WILLIAM R. DANGERFIELD
BY: Pennie Thornton Dangerfield Attny. In Fact — PENNIE THORNTON DANGERFIELD, ATTORNEY IN FACT

P. 10023 P. 974

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 PENNIE THORNTON DANGERFIELD AND HUSBAND, WILLIAM R. DANGERFIELD AND CHIQUITA KIMBROUGH

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 19th day of April, 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

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, PENNIE THORNTON DANGERFIELD, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for CHARLES P. SANFORD and is authorized by CHARLES P. SANFORD to execute this instrument on his behalf.

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

NOTARY PUBLIC

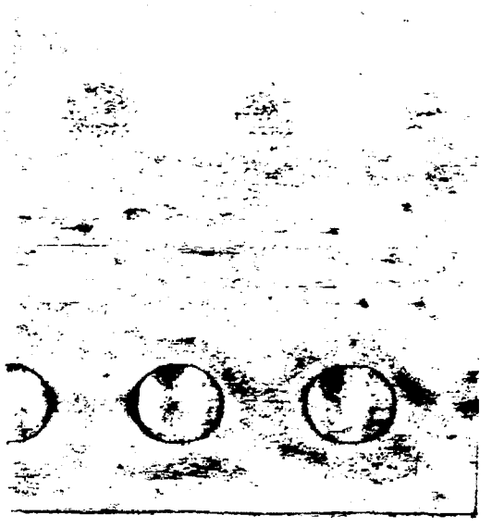
My commission expires: January 24, 1998

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

0174132

MAIL ENV.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

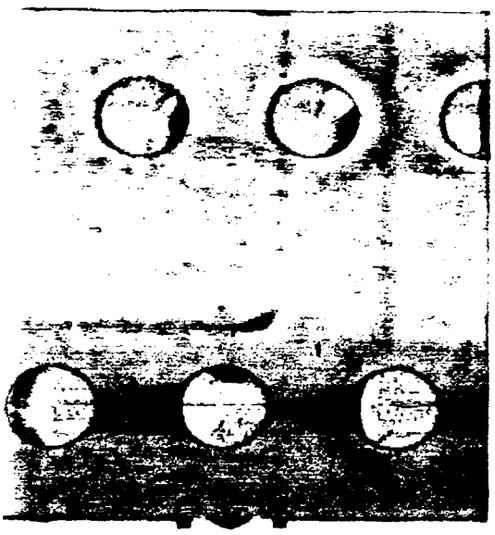
RECEIVED OF _____

FOR _____

BOOK 10023 PG 975

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



CHRT 72815.38
CO TX 269.42
PRFEE 1.00
MISC 8.00
TOTAL 278.42
CHECK 278.42

04/23/96 01 10:06 0001 3464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174132
IDENTIF. ↑ REFERENCE

96 APR 23 A 10:03

DAVIDSON COUNTY, TN.

No. 1031393