WARRANTY DEED

BOOK 10025 PG 758

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: June 10, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER H. SMALL (NAME)	SOUTHEASTERN MORTGAGE OF (NAME)	MAP 156
5021 TEMPLE ROAD (ADDRESS)	565 MARRIOTT DRIVE, SUITE 250 (ADDRESS)	PARCEL 80
NASHVILLE, TENNESSEE 37221 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37214 (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, NATHAL M. TERRELL, CO-TRUSTEE AND GEORGE H. CATE, JR., CO-TRUSTEE, UNDER TRUST AGREEMENT NO. I, DATED MARCH 17, 1976.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER H. SMALL, AN UNMARRIED WOMAN

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 9th Civil District of Davidson County, Tennessee, being Parcel 80 of Property Map 156. Said property being located 688.7 feet South of Templegate Drive along the East Margin of Temple Road, being more particularly described according to a survey by Michael V. Holmes dated April 18, 1996, as follows:

BEGINNING at an iron pin in said margin of Temple Road, the Northeast corner of this tract and the Southwest corner of Morris A. Webb's Property, Deed Book 4948, page 677, of the Register's office for Davidson County, Tennessee;

(1.) Thence leaving said margin of Temple Road, along the South line of said Webb's Property, South 87°24'27" East, 700.00 feet to an iron pin in the Northeast corner of this tract and in the South line of Morris A. Webb's Property, Deed Book 5424, page 895, and the Northwest corner of the Railroad Services, Incorporated's Property, Deed Book 6229, Page 783 of the Register's Office for Davidson County, Tennessee;

(2.) Thence leaving said Webb's Property, and along the West line of said Railroad Services, Incorporated, South 07°30'00"West, 200.00 feet to an iron pin, being the Southeast corner of this tract.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5021 TEMPLE ROAD, NASHVILLE, TENNESSEE 37221
(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

Nathal M. Terrell, Co-Trustee
NATHAL M. TERRELL, CO-TRUSTEE

George H. Cate, Jr., Co-Trustee
GEORGE H. CATE, JR., CO-TRUSTEE

LEGAL DESCRIPTION CONTINUATION

(3.) Thence along the North line of said Railroad Services, Incorporated, North 87°24'47" West 700.00 feet to an iron pin, the Southwest corner of this tract, in said margin of Temple Road and the Northwest corner of said Railroad Services, Incorporated's Property;

(4.) Thence leaving said Railroad Services, Incorporated's property, along said margin of Temple Road, North 07°30'00" East 200.00 feet to the Northwest corner of this tract, the point of beginning.

Being a portion of the same property conveyed to Alvin W. Terrell, Trustee by deed from Bernie W. Terrell and Nathal M. Terrell of record in Book 5008, page 910, Register's Office for Davidson County, Tennessee. The said Alvin W. Terrell, Trustee was replaced by Nathal Terrell, as Successor Trustee by Judgment Order of record in Book 6774 page 458, said Register's Office. An Order Approving Contract of Sale filed for record in Book 10025, page 754, said Register's office, authorizes the Co-Trustees, Nathal M. Terrell and George H. Cate, Jr. of the Trust Agreement No. I, to execute on behalf of Trust Agreement No. I.

0174612
IDENTIF. & REFERENCE

BOOK 10025 PG 760

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 NATHAL M. TERRELL, CO-TRUSTEE AND GEORGE H. CATE, JR., CO-TRUSTEE, UNDER TRUST AGREEMENT NO. 1, DATED MARCH 17, 1976,

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 NASHVILLE, Tennessee, this 19th day of April, 19 96.

Commission expires June 10, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

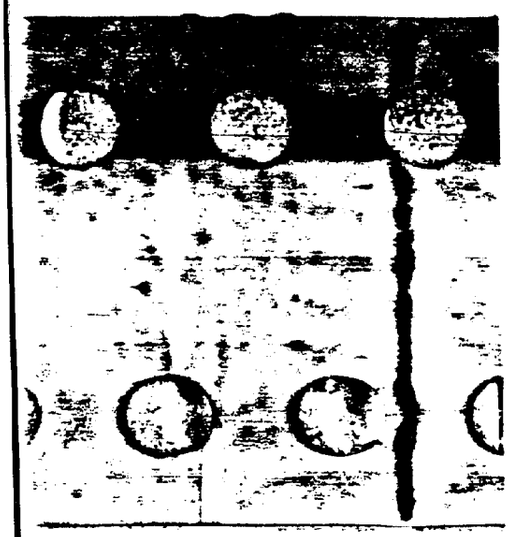
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

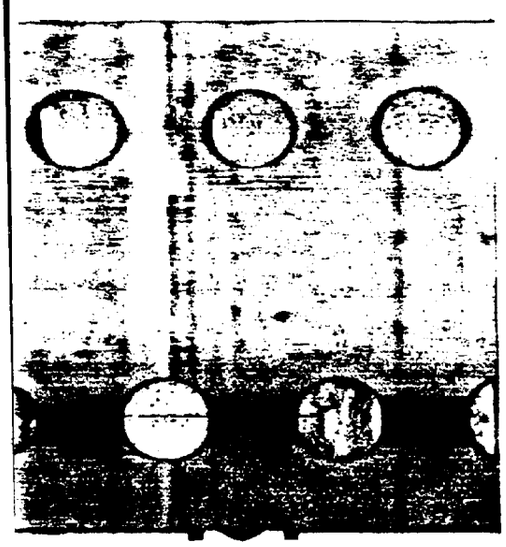
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

3833 04/24 0101 03CHECK 549.50





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

RECEIVED OF _____

FOR _____

BOOK 10025 PG 761

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 145000.00
				CON TX 536.50
				PRFEE 1.00
				MDEED 12.00
				TOTAL 549.50
				CHECK 549.50
04/24/96	01			15:00 0001 3833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174612 IDENTIF. # REFERENCE

96 APR 24 PM 2:

FELIX
DAVIDSON COUNTY

No. 1031902