THIS INSTRUMENT PREPARED BY:

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

.10030 pg 682

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00

Clayton E. Booker
Affiant

Subscribed and sworn to before me, this 24th day of April 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
CLAYTON E. BOOKER 1400 Douglas Avenue Nashville, Tennessee 37206	AMERICA'S WHOLESALE LENDER 155 N. Lake Avenue Pasadena, California 91109	MAP 72-14 PARCEL 195

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY THOUSAND AND NO/100------- ($ 160,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, OLIVIA W. MERRELL, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto CLAYTON E. BOOKER, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 37 and the westerly 25 feet 8 inches of Lot No. 36 on the Map of Doaks Subdivision of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 and part of Lot No. 36 adjoin and front together 75 feet 8 inches on the southerly side of Douglas Avenue and run back between parallel lines with the easterly margin of 14th Street, 174.0 feet to an alley and shows 75 feet 8 inches, more or less, on said alley.

BEING the same property conveyed to James E. Merrell and wife, Olivia W. Merrell, by Quitclaim Deed from James E. Merrell of record in Book 8050, page 648, Register's Office for Davidson County, Tennessee; the said James E. Merrell having since died.

This is improved property known as 1400 Douglas Avenue, 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, his heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, ha s 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 Doaks Subdivision of record in Book 332, page 22, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 24th day of April, 19 96.

Olivia W. Merrell

OLIVIA W. MERRELL

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

10030 683

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 OLIVIA W. MERRELL, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 1996.

My Commission Expires: November 22, 1997

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: _____

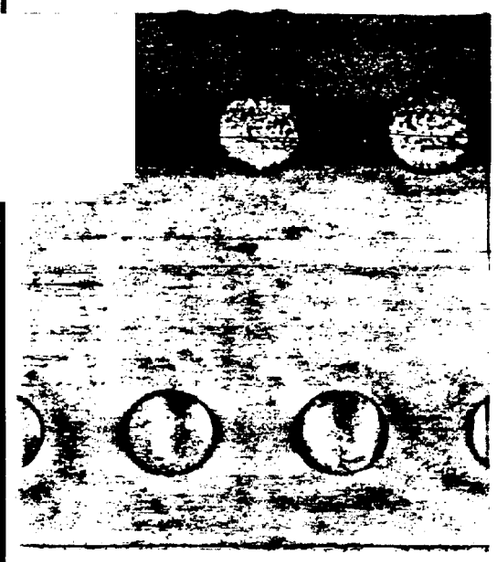
Notary Public

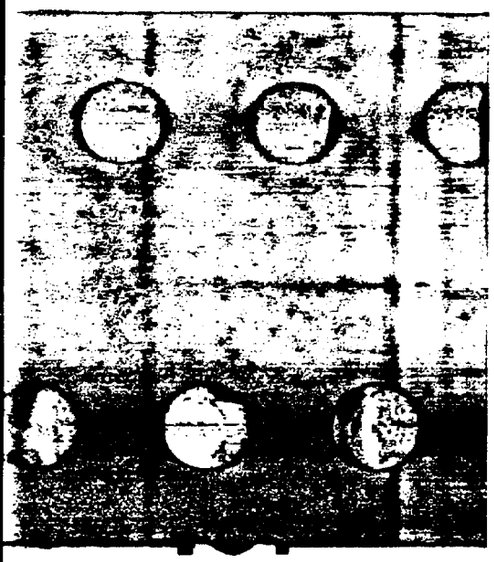
017621

IDENTIF. ↑ REFERENCE

96 APR 30 AM 8:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5609 04/30 0101 03CHECK 601.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

P/U 10030 PG 684

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 160000.00
				CON TX 592.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 601.00
				CHECK 601.00
			04/30/96 01	08:42 0001 5609

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↓ REFERENCE 0176211

96 APR 30 AM 8:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033654