This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

NORWEST MORTGAGE, INC.
215 ENTERVIEW DRIVE SUITE 111
BRENTWOOD, TN 37027

NAME OF MORTGAGEE:

NORWEST MORTGAGE, INC.
215 ENTERVIEW DRIVE SUITE 111
BRENTWOOD, TN 37027

ADDRESS NEW OWNERS:

TREY FANJOY
1722 15TH AVENUE S
NASHVILLE, TN 37212

MAP 105-9, **GROUP** _____, **PARCEL** 01600

BOOK 10033 PG 551

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF SIXTY TWO THOUSAND & NO/100 ($62,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, DAVID GRIFFIN AND WIFE, STEPHANIE A. GRIFFIN has this day bargained and sold and does hereby transfer and convey unto TREY FANJOY, his/her/their/its heirs, successors or assigns, the following described property:

TRACT I:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 5 on the Map of Belmont Land Company's Subdivision of Lot Nos. 63 and 64 of the O.B. Hayes Rokeby Addition, not of record, and described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, dated 1972.

Beginning at a point in the northerly margin of Wedgewood Avenue at a point where 15th Avenue South intersects Wedgewood Avenue; thence northwesterly around a curve which has a radius of 19.50' and length of 31.06' to the easterly margin of 15th Avenue South; thence South 82 deg. 11' east, 150.0' to the westerly margin of Alley 434; thence southwesterly around a curve which has a radius of 20.00' and length of 30.26' to a point in the northerly margin of Wedgewood Avenue; thence with the northerly margin of Wedgewood Avenue around a slight curve to the left which has a radius of 10.00' and length of 24.84' to an iron pin; thence with the northerly margin of Wedgewood Avenue North 82 deg. 11' West 86.4' to the point of begining.

TRACT II:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the southerly half of Lot No. 4 and the northerly half of Lot No. 5 on the Plan of Belmont Land Company's Subdivision of Lot Nos. 63 and 64, in O.B. Hayes Rokeby Addition to Nashville, not of record, as follows:

Said parts of Lot Nos. 4 and 5 front together 50 feet on the easterly side of 15th Avenue South, formerly Washington Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to David Griffin and wife, Stephanie A. Griffin by warranty deed of Rutledge H. Fleming, Jr., and wife, Katherine M. Fleming of record in Book 7727, page 835, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said TREY FANJOY, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said TREY FANJOY, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is

unencumbered, except as follows:

1. 1996 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said pro rata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 015-9 Parcel 01600

2. Restrictive covenants contained in instrument of record in Book 4220, page 723, Register's Office of Davidson County, Tennessee.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said TREY FANJOY, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 30th day of April, 1996.

DAVID GRIFFIN

STEPHANIE A. GRIFFIN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared DAVID GRIFFIN AND WIFE, STEPHANIE A. GRIFFIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 30th day of April, 1996.

(SEAL)

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998

0176935
IDENTIF. & REFERENCE
PICK-UP
96 MAY -1 AM 10:53
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5374 05/01 01:01 03CHECK 242.40

BOOK 10033 PG 553

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

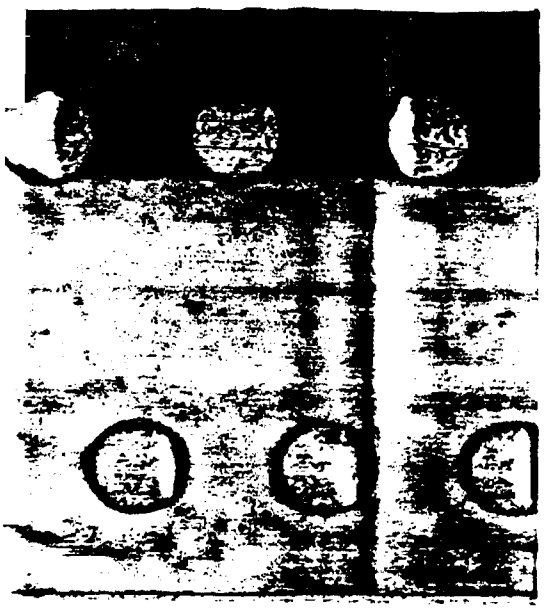
The actual value or consideration, whichever is greater, for this transfer is $62,000.00.

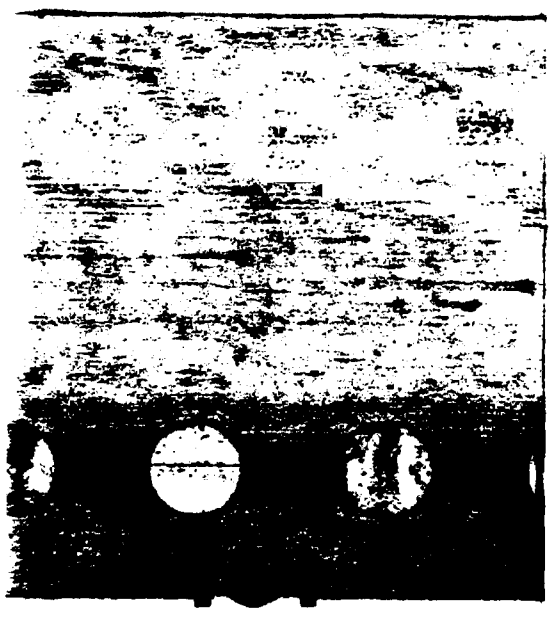
Sworn to and subscribed before me, on this the 30th day of April, 1996.

CYNTHIA M. BEARD, Notary Public

My Commission Expires:

January 25, 1998





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10033 PG 554

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 62000.00
CON TX 229.40
PRFEE 1.00
WDEED 12.00
TOTAL 242.40
CHECK 242.40

05/01/96 01 10:55 0001 6374

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176935
IDENTIF. ↑ REFERENCE

96 MAY -1 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1034412