THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***132,500.00.

Norman David Wells
Affiant

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

Notary Public

My Commission Expires: 3-25-98

NOTARY PUBLIC AT LARGE STATE OF TENN.

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NO.
NORMAN DAVID WELLS 1306 Stratton Avenue Nashville, Tennessee 37206	FRANKLIN AMERICAN MORTGAGE COMPANY 214 Overlook Court #150 Brentwood, Tennessee 37027	MAP 83-5 PARCEL 299

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 ($***132,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, TAKAAKI MAEYAMA and LOLAND R. ARMSTRONG, both unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NORMAN DAVID WELLS, 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. 26 in F.O. Beasley's Addition to East Nashville, a plan of which is of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 50.0 feet on the south side of Stratton Avenue and extends back southerly between parallel lines, 160.0 feet to an alley in the rear.

BEING the same property conveyed to Takaaki Maeyama and Loland R. Armstrong, both unmarried, as joint tenants with right of Survivorship, by deed from Ronald E. Underwood, Trustee, of record in Book 9496, page 623, Register's Office for Davidson County, Tennessee.

This is improved property known as 1306 Stratton Avenue (formerly known as 1304 Stratton 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.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a 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.

2. Matters, if any, shown on the Plan of F.O. Beasley's Addition to East Nashville of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 26th day of April, 1996.

Takaaki Maeyama
TAKAAKI MAEYAMA

Loland R. Armstrong
LOLAND R. ARMSTRONG

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 TAKAAKI MAEYAMA and LOLAND R. ARMSTRONG, the bargainors, 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 this 26th day of April, 1996.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

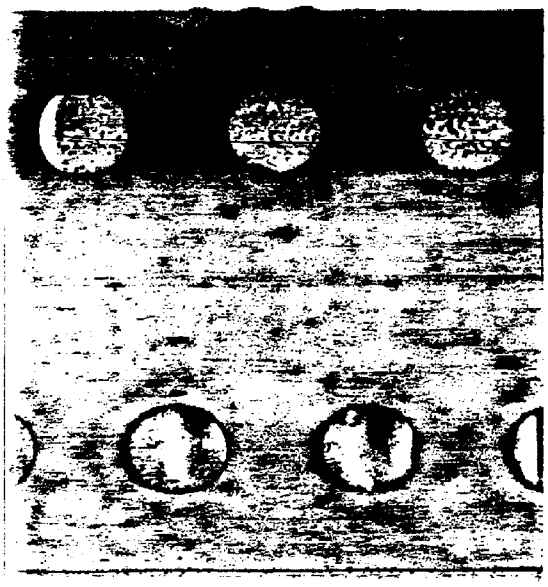
My Commission Expires:

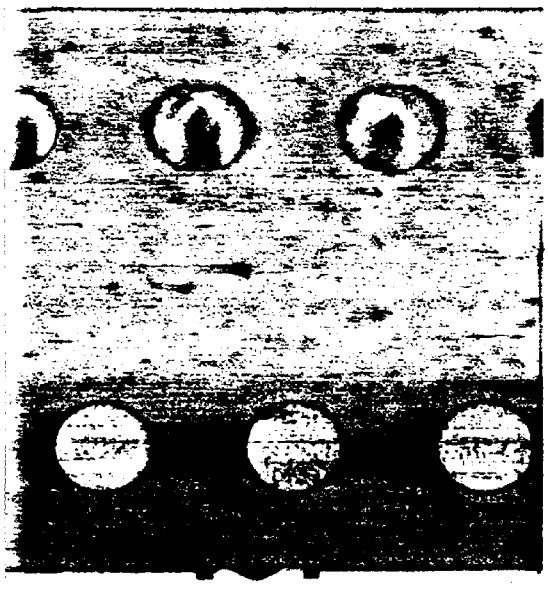
1999

IDENTIF. ↑ REFERENCE 0177145

96 MAY -1 PM 2:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6585 05/01 0101 03CHECK 499.25





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

RECEIVED OF _____

FOR _____

BOOK 10034 PG 476

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	132500.00
			CON TX	490.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	499.25
			CHECK	499.25
05/01/96	01		14:06 0001	6585

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177145
IDENTIF. # REFERENCE

96 MAY -1 PM 2:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034622