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This Instrument Prepared By:
Farris, Warfield & Kanaday
Suite 1900, 424 Church Street
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Ethan R. Ware and Kay F. Ware
4003 Estes Avenue
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
SunTrust Bank, Nashville, N.A.
201 Fourth Avenue North
Nashville TN 37219

MAP AND PARCEL:
MAP 116-16
GROUP
PARCEL 152

WARRANTY DEED

RGHW 10039PG 74

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Clifford H. Sargent and wife, Laurine F. Sargent ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Ethan R. Ware and wife, Kay F. Ware ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Henry W. Compton Estates, as of record in Plan Book 2, page 58, Chancery Court at Nashville, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated February 10, 1967, as follows:

Beginning at a point in the west margin of Estes Avenue, at an iron pin at the northeast corner of the property conveyed to Charles H. Potter and wife, Lorine Jacobs Potter, by deed from M. T. Gossett, unmarried, as of record in Book 2637, page 141; thence west with his north line, 255.5 feet to an iron pin; thence north with M. T. Gossett line, 95 feet to an iron pin; thence east along the south margin of a 30-foot Private Drive, 255.5 feet to an iron pin in the west margin of Estes Avenue; thence south with said Avenue, 95 feet to the point of beginning.

Being the same property conveyed to Clifford H. Sargent and wife, Laurine F. Sargent, by deed from M. T. Gossett, unmarried, of record in Book 4109, page 598, Register's Office for Davidson County, Tennessee.

This description is the same as that which appears in the previous deed.

This is improved property known as 4003 Estes Avenue, Nashville, TN 37215.

This conveyance is made subject to:

1. Metro taxes for 1996, a lien, but not yet due and payable.

2. All matters as shown on the Plan of record in Chancery Book 2, page 58, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3958, page 48, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with Grantees that Grantors themselves lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10039 PG 75

Witness our hands this the 3rd day of May, 1996.

Clifford H. Sargent

Clifford H. Sargent

Laurine F. Sargent

Laurine F. Sargent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Clifford H. Sargent and wife, Laurine F. Sargent, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of May, 1996.

0178348
IDENTIF. & REFERENCE

MAY - 6 PM 1:01
REGISTER
DAVIDSON COUNTY, TN.

LaVerne Williams
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
TENN.

My Commission Expires: May 30, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $296,000.00.

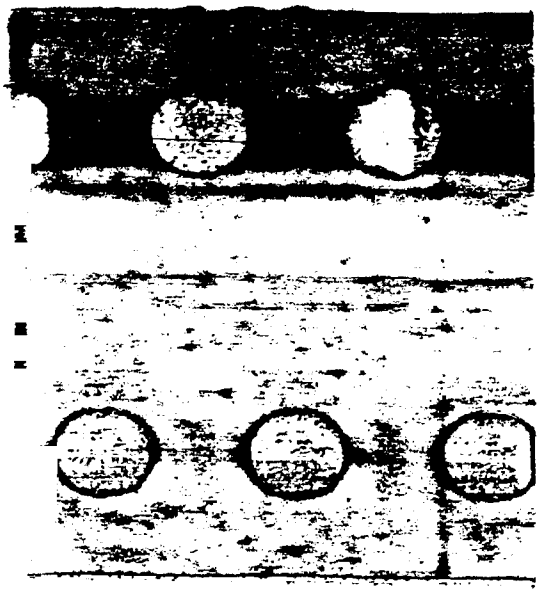
Ethan R. Ware
AFFIANT

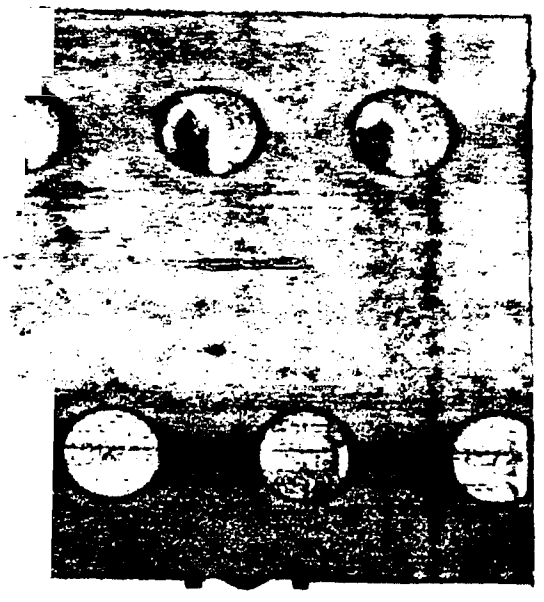
Subscribed and sworn to before me
this 3rd day of May, 1996.

LaVerne Williams
NOTARY PUBLIC

My Commission Expires: May 30, 1999

PAID $1.65 TAX CHECK 1104.20





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10039 PG 76

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	296000.00
CON TX	1095.20
PRFEE	1.00
WDEED	8.00
TOTAL	1104.20
CHECK	1104.20

05/03/96 01 13:05 0001 7862

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -3 PM 1:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

0178348
IDENTIF. # REFERENCE

No. 1035887