27B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Melinda F. Pike and Jesse C. Miller 521 Foundry Drive Nashville, TN 37209	Pacific Southwest Bank P.O. Box 219012 Dallas, TX 75221	Map 090-120 Parcel 310.00
This instrument prepared by: Joseph V. Ferrelli, Attorney 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		

WARRANTY DEED BOOK 10040 PG 430

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Terry Joe Scott, Omer Harold Mayo, Linda Hurlburt, Jerry D. Mayo, Janie Mayo Johns and Tammy Mayo Sutherland, the heirs at law of Maggie Mai Mayo Kirby (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Melinda F. Pike and Jesse C. Miller as tenants in common (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Foundry Heights, Section I, as of record in Book 3600, page 16, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northeasterly margin of Futura Drive at a common corner of Lots Nos. 17 and 18; thence northeastwardly 100 feet to the common corner of said lots; thence southeastwardly 92 feet to a point on the northwesterly margin of Foundry Drive; thence along said margin 75 feet to the beginning of a curve; thence southwesterly 39.27 feet around said curve to a point on the northeasterly margin of Futura Drive; thence northwestwardly 67 feet along said margin to the point of beginning.

Being the same property conveyed to Maggie Mai Mayo by Warranty Deed from Jim G. Zwieg and wife, Pauline Zwieg of record in Book 4240, Page 85, said Register's Office for Davidson County, Tennessee.

Maggie Mai Mayo and Maggie Mai Mayo Kirby are one and the same person.
The said Maggie Mai Mayo Kirby has since died and upon her death, title was vested in Terry Joe Scott, Omer Harold Mayo, Linda Hurlburt, Jerry D. Mayo, Janie Mayo Johns and Tammy Mayo Sutherland, being the only heirs at law of Maggie Mai Mayo Kirby.

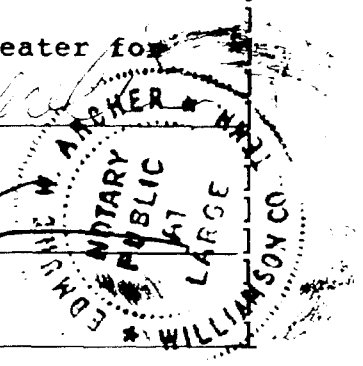
This instrument is being executed on behalf of Terry Joe Scott, Omer Harold Mayo, Linda Hurlburt, Janie Mayo Johns and Tammy Mayo Sutherland pursuant to a Power of Attorney executed by them and being filed for record simultaneously herewith.

The above described real property is not the homestead of Terry Joe Scott, Omer Harold Mayo, Linda Hurlburt, Jerry D. Mayo, Janie Mayo Johns or Tammy Mayo Sutherland and never has been.

This description was the same as was used in the last deed of record.
This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 521 Foundry Drive, Nashville, Tennessee 37209.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $72,500.00.
[
[Affiant
[Subscribed and sworn to before me this
[29th day of April, 1996.
[
[Notary Public
[My Commission Expires July 14, 1999



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors 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 set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of April, 1996.

Jerry D. Mayo, individually

Terry Joe Scott
by Jerry D. Mayo, his
attorney in fact

Linda Hurlburt
by Jerry D. Mayo, her
attorney in fact

Omer Harold Mayo
by Jerry D. Mayo, his
attorney in fact

Janie Mayo Johns
by Jerry D. Mayo, her
attorney in fact

Tammy Mayo Sutherland
by Jerry D. Mayo, her
attorney in fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

R 10040 P 432

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry D. Mayo, the bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 29th day of April, 1996, before me personally appeared Jerry D. Mayo, to me known to be the person who executed the foregoing instrument on behalf of Terry Joe Scott, Omer Harold Mayo, Linda Hurlburt, Janie Mayo Johns and Tammy Mayo Sutherland and who acknowledged that he executed the same as the free act and deed of the said Terry Joe Scott, Omer Harold Mayo, Linda Hurlburt, Janie Mayo Johns and Tammy Mayo Sutherland, by virtue of a Limited Power of attorney recorded simultaneously herewith.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 11-20-96

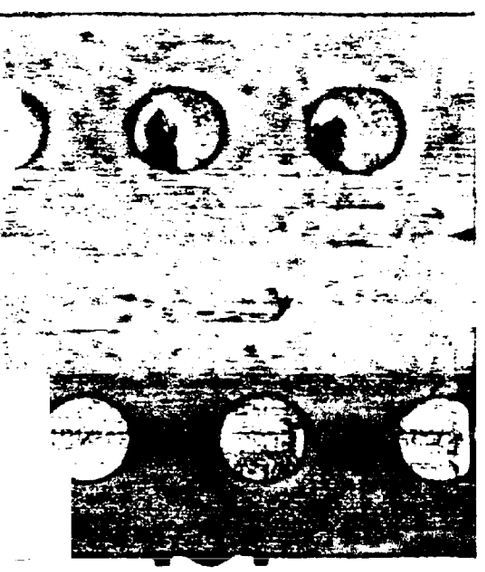
0178757
IDENTIF. & REFERENCE

96 MAY -6 AM 9:58

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 96 MAY 06 [illegible] 03CHECK 251.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 433

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 72500.00
				CON TX 268.25
				PRFEE 1.00
				MDEED 12.00
				TOTAL 281.25
				CHECK 281.25
			05/06/96 01	10:01 0001 8320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -6 AM 9:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0178757

IDENTIF. ↑ REFERENCE

No. 1036340