Box 35
0027802 Ht.

This Instrument Prepared By
WILKERSON GAULDIN & HAYES
Attorneys at Law
Post Office Box 220
Dyersburg, Tennessee 38025-0220

Without Opinion of Title, Survey,
or Other Representation

10040 710

WARRANTY DEED

I, JAMES T. WARE, a single person, do hereby convey to STEVE W. PRESLEY, his heirs and assigns, the following described property:

Lying and being in Davidson County, Tennessee, described as follows: Being Lot No. 117-A, Zone Lot Division, Section Six, Patio Villa, of Record in Plat Book 6250, page 570 and 571, amending plat book 6250, page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of subject Lot.

Being further identified as Map 108-3, Parcel 107.00, in the records of the Tax Assessor's Office for Davidson County, Tennessee.

This being the same property conveyed to James T. Ware by deed recorded in Book 7003, page 247, in the Register's Office for Davidson County, Tennessee.

I COVENANT that I am lawfully seized and possessed of said real estate, have a right to convey it, and warrant the title against all persons whomsoever, except as shown herein.

Said real estate is unencumbered with the exception of the 1996 County of Davidson and City of Nashville real estate taxes, which are neither due nor payable.

The consideration for this conveyance is Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration not recited herein, the receipt and sufficiency of which is hereby acknowledged.

James T Ware
James T. Ware

96 MAY -6 AM 10:36
REGISTER
DAVIDSON COUNTY, TN.

0178818
IDENTIF. & REFERENCE

STATE OF Tennessee

COUNTY OF Davidson

BOOK 10040 PG 711

On this the 29th day of March, 1996, before me personally appeared JAMES T. WARE, a single person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND AND SEAL the day and date first above written.

Rhonda Burnette Malory
NOTARY PUBLIC

My Commission Expires: July 26, 1997

RESPONSIBLE FOR TAXES: (New Owner)

Steve W. Presley

1215 Thorntree Drive

Dyersburg, TN 38024

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 51,084.86 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

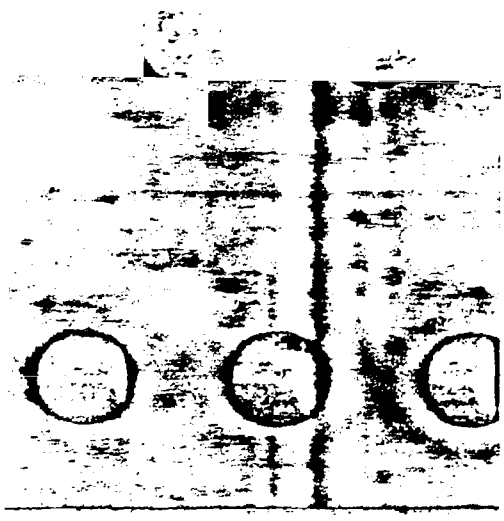
Steve W. Presley
AFFIANT

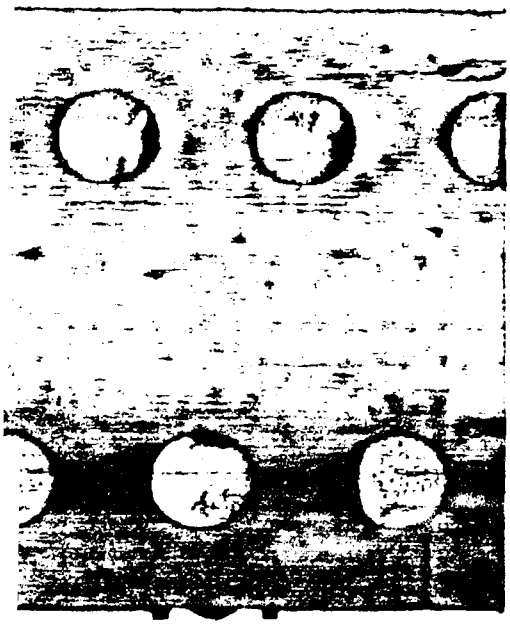
Sworn to and subscribed before me on this the 8th day of April, 1996.

Notary Public

My commission expires: 4-18-98

Doc:REALEST\DEEDS\WARDEEDS\PRESLEY.3 February 23, 1996





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 712

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	51064.36
			CO TX	189.07
			PRFEE	1.00
			MTGFEE	8.00
			TOTAL	198.07
			CHECK	198.07
05/06/96	01		10:40 0001	8388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0178818 IDENTIF. ◄ REFERENCE

96 MAY -6 AM 10:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1036408