PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 13th day of **May, 1996.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, GLORIA F. BANDY, UNMARRIED, and REBECCA W. UNLAND, UNMARRIED and , herein referred to as Grantors, have this day bargained and sold and do hereby transfer and convey unto the said JOHNETTA J. MOORELAND, UNMARRIED, herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON, County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 1544 MEADOW BEND, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors is/are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind himself/herself/themselves, their heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

Gloria F. Bandy
GLORIA F. BANDY UNMARRIED
Signature of Seller

Rebecca W Unland
REBECCA W. UNLAND
Signature of Seller

0182095
IDENTIF. # REFERENCE

96 MAY 16 AM 9:50

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **GLORIA F. BANDY**, the within named bargainor, 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 at office in **DAVIDSON** County, this **13th** day of [illegible] 1996.

THOMAS M. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

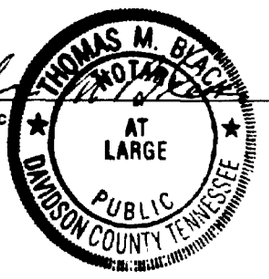
My Commission Expires: 9/16/99

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **REBECCA W. UNLAND**, the within named bargainor, 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 at office in **DAVIDSON** County, this **13th** day of **May, 1996.**

Notary Public



My Commission Expires: 9/16/99

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 at office in **DAVIDSON** County, this **13th** day of **May, 1996.**

Notary Public

My Commission Expires: _____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, , the within named bargainor, 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 at office in **DAVIDSON** County, this **13th** day of **May, 1996.**

Notary Public

My Commission Expires: _____

BOOK 10051 PG 245

Name and Address of Property Owner:

JOHNETTA J. ~~MORELAND~~ MOORELAND
4511 CATO ROAD
NASHVILLE, TN 37208

Property Address:

1544 MEADOW BEND
MADISON, TN 37115

Person Responsible for Taxes:

COMMUNITY MORTGAGE CORPORATION
142 TIMBER CREEK DRIVE
CORDOVA, TN 38018

Parcel #: MAP 052-08-0, PARCEL 157.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$84,900.00** which amount is equal to, or greater than the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Johnetta J. Moreland
Affiant

Sworn to and subscribed before me, a Notary Public, this 13th day of May, 1996.

Notary Public

THOMAS M. BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

My Commission Expires: 9/16/99

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

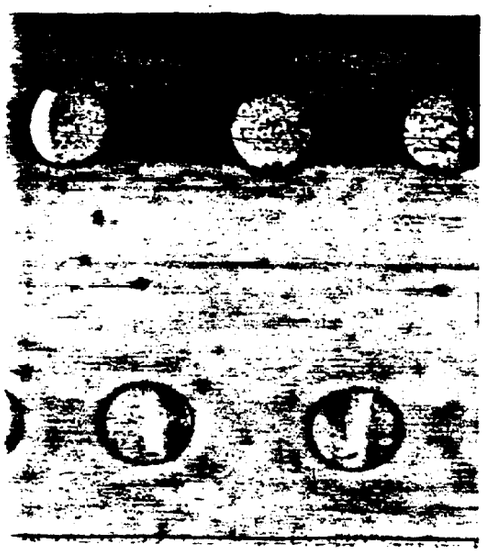
BEING Lot No. 14 on the Plan of Meadow Bend, Section III, of record in Book 6250, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

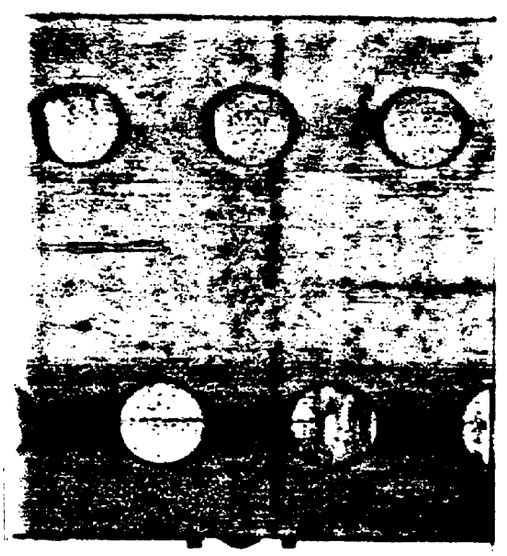
Being the same property conveyed to GLORIA F. BANDY, UNMARRIED, and REBECCA W. UNLAND, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by Deed from Jim Bale and Wayne Grubbs, d/b/a Century Services, of record in Book 7229, Page 960, Register's Office for DAVIDSON County, Tennessee. .ENDIF

EXHIBIT 'B'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 052-08-0, PARCEL 157.00, 714).

2. All matters set forth on the Plan of record in Book 6250, page 532, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10051 PG 247

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 84900.00
				CON TX 314.13
				PRFEE 1.00
				MTEED 16.00
				TOTAL 331.13
				CHECK 331.13
			05/16/96 01	09:54 0001 2031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182095
IDENTIF. ↑ REFERENCE

96 MAY 16 AM 9:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1039995