BOX 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: My Commission Expires September 28, 1997
(AFFIX SEAL)

BOOK 10054 PG 932

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen A. Rector (NAME)	Southeastern Mortgage of Tennessee, Inc. (NAME)	115-2-96
1105 Davidson Road (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	08DZ-61010
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dale Hunt Nichols, Jr. and wife, Elizabeth D. Nichols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen A. Rector and wife, Suzanne H. Rector

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, BEING Lot No. 53 on the Plan of Crestmeade, Section II, of record in Book 2331, page 151 and 152, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Dale Hunt Nichols, Jr. and wife, Elizabeth D. Nichols, by deed from J.B. Durard, Jr. and wife, Ella Mae Massey Durard, of record in Book 8879, Page 670, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 2331, page 151 and 152; restrictions of record in Book 2602, page 129; all of record in the Register's office for Davidson County, Tennessee.

0183335

IDENTIFICATION REFERENCE

COUNTY 20 12:35

unimproved ( )
This is improved (X) property, known as 1105 Davidson Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hand s this 13th day of May 19 96

Dale Hunt Nichols, Jr.

Elizabeth D. Nichols

BOOK 10054 PG 933

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale Hunt Nichols, Jr. and wife, Elizabeth D. Nichols

the bargainor s, 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 Brentwood, Tennessee, this 13th day of May 19 96.

Commission expires _____

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires September 28, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Dale Hunt Nichols, Jr. and wife, Elizabeth D. Nichols

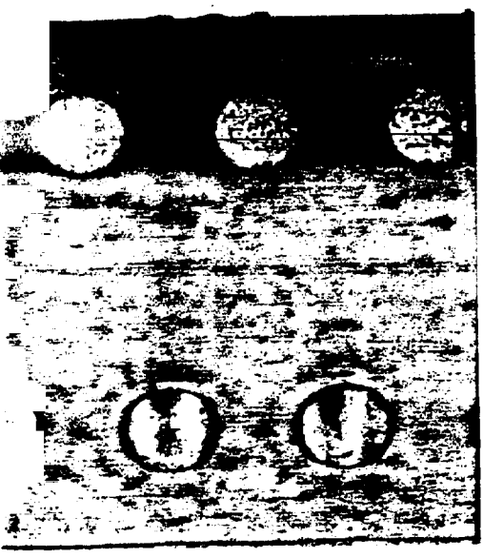
TO

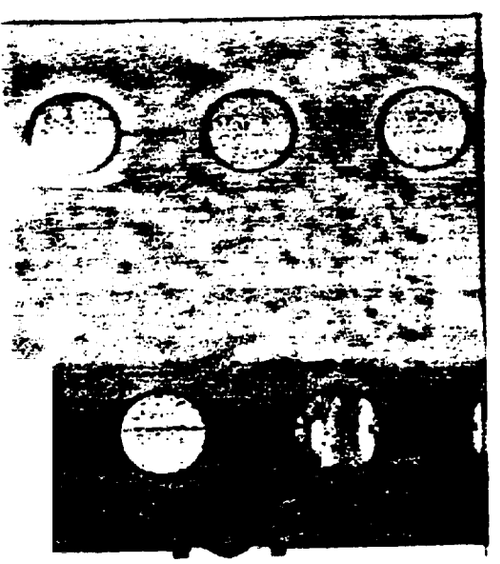
Stephen A. Rector and wife, Suzanne H. Rector

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

FILED FOR RECORD
JUL 3 1996





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

RECEIVED OF _____

FOR _____

BOOK 10054 PG 934

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	
				144900.00
			CON TX	536.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	545.13
			CHECK	545.13

05/20/95 01 12:38 0001 3340

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183335 IDENTIF. # REFERENCE

95 MAY 20 FILED

DAVIDSON COUNTY REGISTER

No. 1041285