This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
JAMES T. OGLESBY, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:

FIRST UNION MORTGAGE CORPORATION
4300 SIX FORKS ROAD
RALEIGH, NC 27609

NAME OF MORTGAGEE:

FIRST UNION MORTGAGE CORPORATION
4300 SIX FORKS ROAD
RALEIGH, NC 27609

ADDRESS NEW OWNERS:

JEFFREY L. MYERS
4032 SCOTWOOD DRIVE
NASHVILLE, TN 37211

MAP 134-9, GROUP _____, PARCEL 66

BOOK 10056 PG 89

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF EIGHTY NINE THOUSAND SEVEN HUNDRED & NO/100 ($89,700.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, SIMMIE H. HARTLEY, JR. AND WIFE, VICKI HARTLEY has this day bargained and sold and does hereby transfer and convey unto JEFFREY L. MYERS AND WIFE, AMY T. MYERS, his/her/their/its heirs, successors or assigns, the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 44 on the Plan of Woodland Hills, Phase I as of record in Book 6900, page 666-669, 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 Simmie H. Hartley, Jr and wife, Vicki Hartley by warranty deed of Fox Ridge Homes, Inc. of record in Book 7992, page 915, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said JEFFREY L. MYERS AND WIFE, AMY T. MYERS, his/her/their/its heirs, successors or assigns, forever.

AND GRANTOR COVENANTS with the said JEFFREY L. MYERS AND WIFE, AMY T. MYERS, that it is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1996 Metropolitan Davidson County Taxes constitute a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with grantor paying said prorata part thereof to grantees who will be responsible for the payment of said taxes when they become due and payable. Map 134-9 Parcel 66

2. Restrictive covenants contained in instrument of record in Book 7632, page 947, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Woodland Hills, Phase I, of record in Plat Book 6900, page 644, as amended in Plat Book 7564, page 404 and Book 7574, page 894, Register's Office of Davidson County, Tennessee, including the following: (a) notation on said plat as to minimum setback lines; (b) 10 foot public utility and drainage easement along the rear boundary line; (c) utility anchor easement located at the southwest corner.

4. Storm Water Detention Agreement of record in Book 7262, page 388, Register's Office of Davidson County, Tennessee.

5. Mortgage Loan Inspection by John Kohl & Company, P.C., dated May 8, 1996 shows

neighbor's fence encroaching onto said property on the easterly and westerly boundary lines.

AND GRANTOR FURTHER COVENANTS and binds itself, his/her/their/its successors and representatives, to warrant and forever defend the title to said property, to the said JEFFREY L. MYERS AND WIFE, AMY T. MYERS, his/her/their/its heirs, successors or assigns, against the lawful claims of all persons whomsoever.

Witness our signatures on this the 20th day of May, 1996.

Simmie H. Hartley, Jr.
SIMMIE H. HARTLEY, JR.

Vicki Hartley
VICKI HARTLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared SIMMIE H. HARTLEY, JR. AND WIFE, VICKI HARTLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged that (s)he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, TN, on this the 20th day of May, 1996.

Cynthia M. Beard
CYNTHIA M. BEARD, Notary Public

(SEAL)

My Commission Expires:

January 25, 1998

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $89,700.00.

PICK-UP

Jeffrey L. Myers

Sworn to and subscribed before me, on this the 20th day of May, 1996.

Cynthia M. Beard
CYNTHIA M. BEARD, Notary Public

(SEAL)

My Commission Expires:

January 25, 1998

0183660

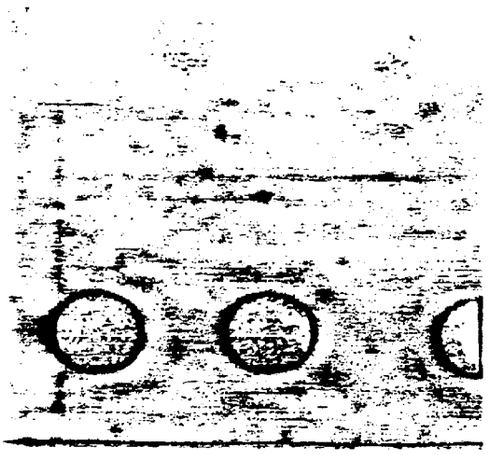
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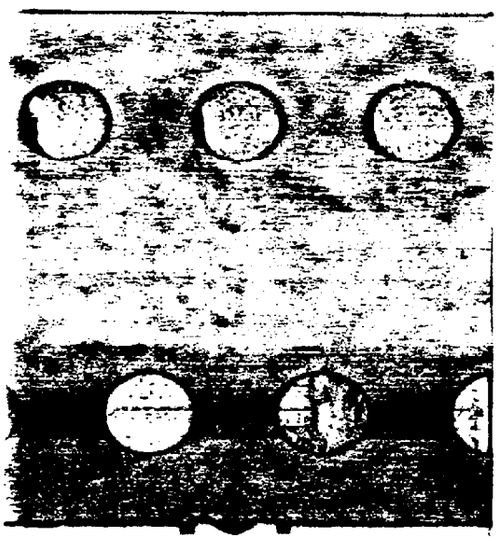
340.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10056 PG 91

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
				CHMT 89700.00
				CON TX 331.89
				PRFEE 1.00
				WDEED 8.00
				TOTAL 340.89
				CHECK 340.89
			05/21/96 01	10:52 0001 3720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183660 IDENTIF. & REFERENCE

96 MAY 21 AM 10:48

REGISTER
DAVIDSON COUNTY, TN.

No. 1041662