WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,500.00

Delores Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Russell (NAME)	Same (NAME)	Map 51-3
901 Beaumont Drive (ADDRESS)	(ADDRESS)	Parcel 132
Madison, TN 37115 (CITY) (STATE) (ZIP)	(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, Mable J. Nichols, now being Mable J. Nichols Draper and husband, H. Leo Draper by and through Mildred N. Loser, Attorney-in-Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Russell and wife, Delores Russell

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, Tennessee, being Lot No. 62 on the Plan of Pleasant Acres, Section Two, of record in Plat Book 2133, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 62 is described as beginning at a point in the easterly margin of Beaumont Drive at the corners of Lots No. 61 and 62; thence with the line betweewn said lots, easterly 139.82 feet to a point; thence northerly 130.17 feet to the south margin of Chadwell Drive; thence with the margin of the same, westerly 97.97 feet to the beginning of a curve; thence around said curve southwesterly 30.18 feet to the east margin of Beaumont Drive; thence with the margin of the same, southerly 93 feet to the point of beginning.

Being the same property conveyed to C. W. Nichols and wife, Mable J. Nichols by deed of record in Book 2635, page 411, Register's Office for Davidson County, Tennessee; the said C. W. Nichols having since died, title now vests in Mable J. Nichols. Mable J. Nichols has since married and is now Mable J. Nichols Draper. Mable J. Nichols, Mable J. Nichols Draper and Mable Jones Draper are one and the same.

H. Leo Draper joins in this conveyence for the purpose of conveying any right, title or interest he may have in and to said property, marital or otherwise. Mildred N. Loser executes this instrument on behalf of Mable Jones Draper and husband H. Leo Draper, pursuant to Power of Attorneys which are recorded simultaneously herewith.

unimproved ( )
This is improved (X) property, known as 901 Beaumont Drive, Madison, TN 37115 (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 my hand this 3rd day of June 19 96

Mable J. Nichols Draper
Mable J. Nichols Draper a/k/a Mable Jones Draper

BY: Mildred N. Loser Attorney-in-Fact
Mildred N. Loser, Attorney-in-Fact

H. Leo Draper
H. Leo Draper

BY: Mildred N. Loser
Mildred N. Loser, Attorney-in-Fact
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10072 PG 512

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named [redacted]

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
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

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, MILDRED N. LOSER, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for MABLE JONES NICHOLS AND H. LEO NICHOLS and is authorized by MABLE JONES NICHOLS AND H. LEO NICHOLS to execute this instrument on their behalf.

Witness my hand and official seal this 3rd day of June, 1996.

Aaron Adams
NOTARY PUBLIC

My commission expires: January 24, 1998

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

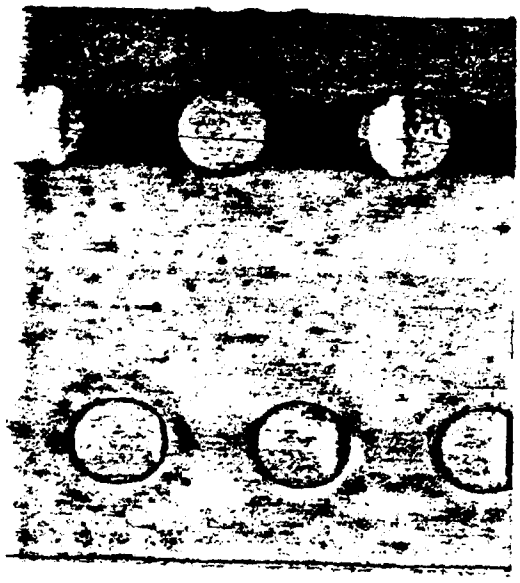
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IDENTIFICATION REFERENCE

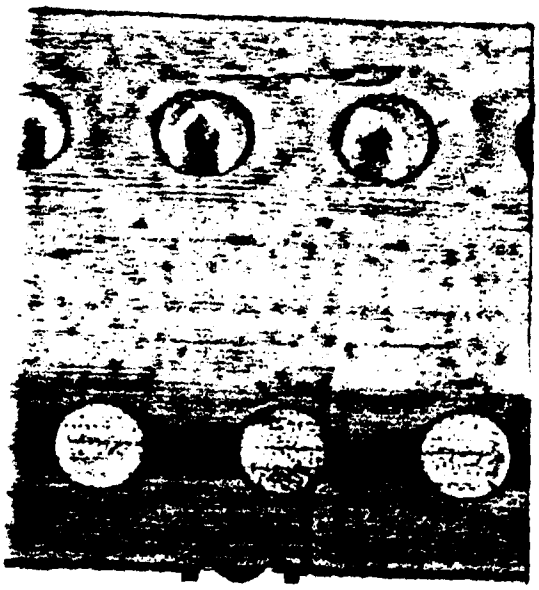
96 JUN -4 AM 11:23
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

3907 06/04 0101 03CHECK 354-95

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

RECEIVED OF _____

FOR _____

BOOK 10072 PG 513

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	93500.00
CDN TX	345.95
PRFEE	1.00
WDEED	8.00
TOTAL	354.95
CHECK	354.95

06/04/96 01 11:25 3001 8907
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188539
IDENTIF. # REFERENCE

96 JUN -4 AM 11:23
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046784