FILE BOX 52

BOOK 10072 PG 840

This instrument prepared by:

John F. Morreale, Attorney, 449 Taft Avenue, Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 31ST day of MAY , A.D., 19 96 , by and between

Luther Little, married to and joined by Kimberly Vaden Little

First Parties, and

SCOTT D. KARNS AND WIFE, GLORIA B. KARNS

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100-------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 10, ON THE PLAN OF PHASE 1-B OAKCREST, OF RECORD IN PLAT BOOK 6900, PAGE 384, AMENDED IN PLAT BOOK 6900, PAGE 385, 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 LUTHER LITTLE, UNMARRIED BY DEED FROM ROBERT LENCHIS AND WIFE, KAYLEEN L. LENCHIS OF RECORD IN BOOK 9316, PAGE 629, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

0188606
IDENTIF. & REFERENCE

96 JUN -4 PM 1:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OWNER:

SCOTT D. KARNS
200 OAK HOLLOW CIRCLE
HERMITAGE, TN 37076

RESPONSIBLE TAXPAYER:

NATIONSBANC MORTGAGE CORPORATION
P. O. BOX 35140
LOUISVILLE, KY 40232

CLT#

MAP w Parcel
86-4A-390

3975 06/04 1:01 03CHECK 597.30

190162

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

Luther Little

Kimberly Vaden Little

STATE OF Tennessee
COUNTY OF Wilson (at large)

Personally appeared before me, Luther Little, married to Kimberly Vaden Little, 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, at office, this 24th day of February, 1996.

, Notary Public

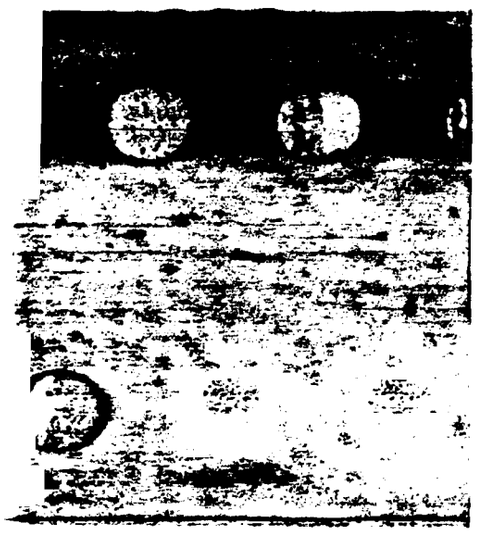
My Commission Expires: 10-10-98

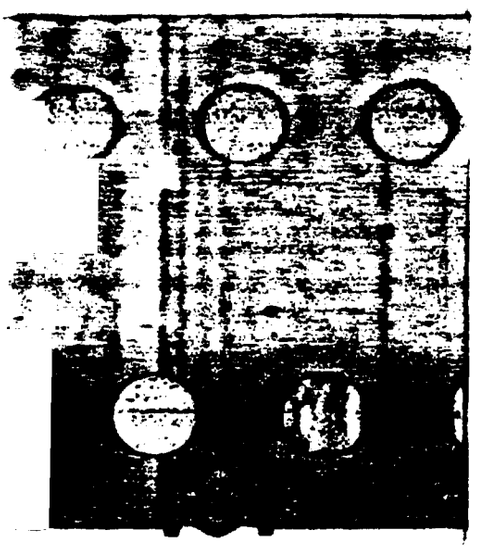
I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $159,000.00. Affiant .

Subscribed and sworn to before me this 31st day of May, 1996.

, Notary Public

My Commission Expires: 5-16-99





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

RECEIVED OF _____

FOR _____

BOOK 10072 PG 842

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 159000.00
CON TX 588.30
PRFEE 1.00
WDEED 8.00
TOTAL 597.30
CHECK 597.30

06/04/96 01 13:07 0001 8975

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188606
IDENTIF. # REFERENCE

96 JUN -4 PM 1:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046851