FILE BOX 45

WARRANTY DEED

BOOK 10085 PG 813

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00

Janice M. Waggoner

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June 19 96

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: May 24, 1997

AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janice M. Waggoner (NAME)	North American Mortgage Company (NAME)	MAP 150-2
717 Lake Terrace Drive (ADDRESS)	12977 N. Forty Drive, Ste. 200 (ADDRESS)	PARCEL 86
Nashville, TN 37217 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (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, Mark J. Luplow and wife Royce S. Luplow, formerly Royce S. Lovell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice M. Waggoner, an unmarried woman

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:

BEING Lot No. 7, on the plan of Revised Castlegate, Section 3 & 6, of record in Plat Book 6200, Page 565, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Mark J. Luplow and Royce S. Lovell, two single persons by deed from T.J. Neumann & Associates, Inc., of record in Book 7722, Page 620, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6597, Page 358, Register's Office for said County.

96 JUN 13 PM 2:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3073 06/13 0101 03CHECK 434.50

This is improved (X) unimproved ( ) property, known as 717 Lake Terrace Drive, Nashville, TN 37217
(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 12th day of June 19 96

Mark J. Luplow

Royce S. Luplow

BOOK 10085 PG 814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark J. Luplow and Royce S. Lovell

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 Nashville, Tennessee, this 12th day of June, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO., TENN.

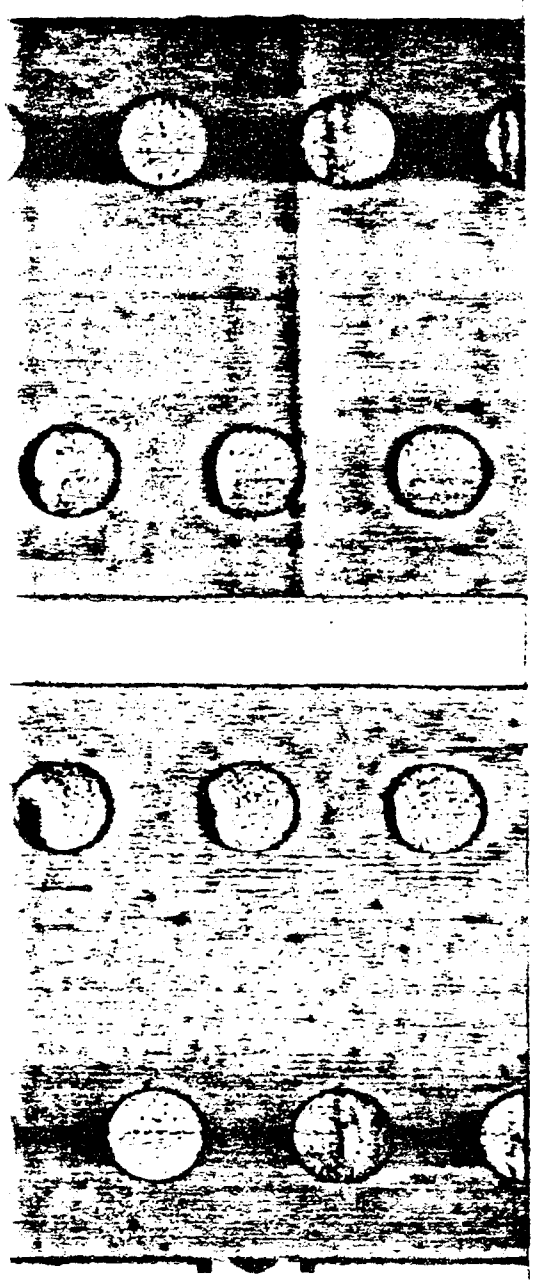
STATE OF TENNESSEE
COUNTY OF

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



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

RECEIVED OF _____

FOR _____

BOOK 10085 PG 815

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 115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

06/13/96 01 14:30 0001 3073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01923 52
IDENTIF. ↑ REFERENCE

96 JUN 13 PM 2:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1050892