File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10095 PG 900

#13927

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BRIAN DENNIS ROOT	NATIONSBANC MORTGAGE CORPORATION	141-7-B
(NAME)	(NAME)	
7020 Somerset Farms Drive	P.O. Box 353	25
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Louisville, Kentucky 40201-0353	9D81748
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, KENNETH H. MASTERS AND WIFE, BOBBIE S. MASTERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN DENNIS ROOT, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 25 on the Plan of Section One Somerset Farms, as of record in Plat Book 7900, page 357, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth H. Masters and wife, Bobbie S. Masters by deed from Somerset Farms, a Tennessee joint venture of record in Book 9209, page 310, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 8556, page 11; (3) Charter of record in Book 7382, page 225, amended in Book 7820, page 608, Book 8235, page 521, and Book 8584, page 20; (4) Dedication of common area of record in Book 9101, page 667; (5) Easements of record in Book 7349, page 564; and (6) All matters appearing on the Plan of record in Plat Book 7900, page 357, said Register's Office.

6769 06/24 0101 03CHECK 526.63

01 35768
IDENTIF. ↑ REFERENCE
96 JUN 24 AM 10:30
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

unimproved ( ) This is improved (XX) property, known as 7020 Somerset Farms Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 20th day of June, 19 96.

Kenneth H. Masters by Bobbie S. Masters — Bobbie S. Masters

KENNETH H. MASTERS — BOBBIE S. MASTERS
BY: BOBBIE S. MASTERS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE

BOOK 10095 PG 901

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBIE S. MASTERS with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 20th day of June, 1996.

My commission expires 11/26/96 Notary Public

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBIE S. MASTERS, with whom I am personally acquainted, 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 the said KENNETH H. MASTERS and is authorized by the said KENNETH H. MASTERS to execute this instrument on his behalf.

Witness my hand, at Office, this 20th day of June, 1996.

NOTARY PUBIC

My Commission Expires: 11/26/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 1996.

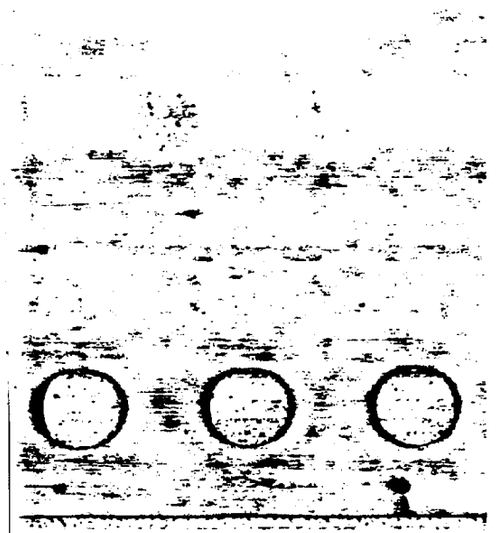
MY COMMISSION EXPIRES: 11/26/96 (AFFIX SEAL) Notary Public

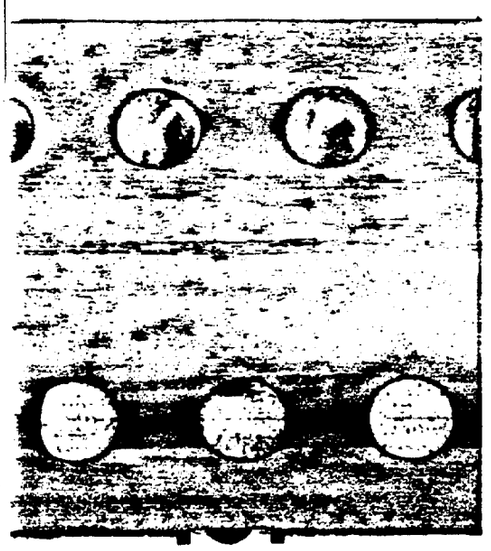
WARRANTY DEED

FROM KENNETH H. MASTERS AND WIFE, BOBBIE S. MASTERS

TO BRIAN DENNIS ROOT

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10095 PG 902

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 139900.00
CON TX 517.63
PRFEE 1.00
WDEED 8.00
TOTAL 526.63
CHECK 526.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/24/96 01 10134 0001 6769

0195768
IDENTIF. ↑ REFERENCE

96 JUN 24 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054551