THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

10098-801

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration of value whichever is greater, for this transfer is $125,000.00.

Earl L. Hix
Affiant

Subscribed and sworn to before me this the 6th day of June, 1996.

Notary Public

My Commission Expires: 8-4-96

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel C. Gregory and Lori J. Ballentine 7143 Lama Terra Drive Goodlettsville, TN 37072	Southeastern Mtg. of TN 565 Marriott Drive Suite 250 Nashville, TN 37214 Loan No. 20411302	Map 016-00-0 Parcel 184.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Earl L. Hix, an unmarried person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto Daniel C. Gregory and Lori J. Ballentine, unmarried persons**, 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. 3 on the plan of Ridgeview Estates, Section Two, Phase 1, of record in Book 6900, Page 181, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Earl L. Hix and wife, Linda C. Hix, by deed from Larry C. Wynns of record in Book 9282, Page 629, Register's Office for Davidson County, Tennessee. The said Linda C. Hix having since died on December 15, 1995, survived by Earl L. Hix, the Grantor herein.

Subject to all matters set forth on the plan of record, as aforesaid, and those certain restrictive covenants of record in Book 7104, Page 593, Register's Office for Davidson County, Tennessee.

This is improved property known as 7143 Lama Terra Drive, Goodlettsville, Tennessee 37072.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my 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. Whenever 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 6th day of June, 1996.

EARL L. HIX, AN UNMARRIED PERSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Earl L. Hix, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 6th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 8-4-96

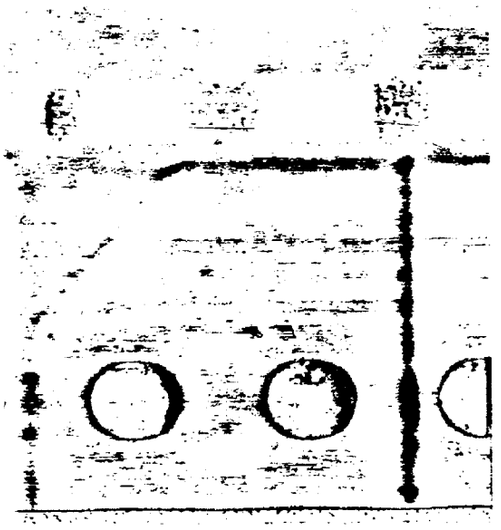
CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

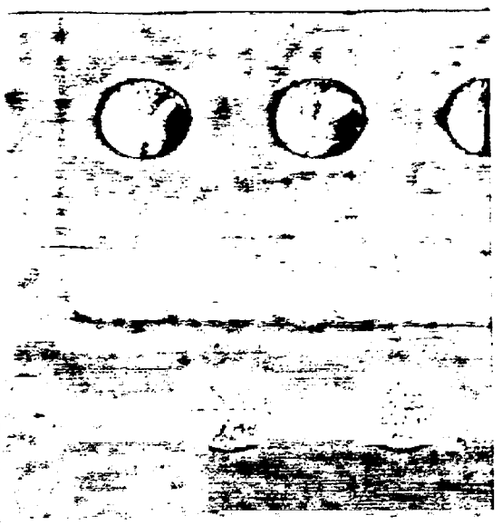
0196616
IDENTIFICATION REFERENCE

96 JUN 26 AM 9:39

REGISTER
DAVIDSON COUNTY, TN.

7707 06/26 0101 03CHECK 471.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10098 PG 803

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	
	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	8.00
TOTAL	471.50
CHECK	471.50

06/26/96 01 09:44 0001 7707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0196616
IDENTIF. & REFERENCE

96 JUN 26 AM 9:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1055467