FIRST TITLE CORP.
1161 MURFREESBORO RD.
SUITE 324
NASHVILLE, TN 37217

BK 10101 PG 55

BOX 61

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,975.00
Philip R Graham
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF June 19 96
Notary Public
MY COMMISSION EXPIRES: 11/23/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Avenue S., Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin L. Atkins (NAME)	Countrywide (NAME)	MAP 148-9
3929 West Valley Drive (ADDRESS)	P.O. Box 10266 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Van Nuys CA 91410 (CITY) (STATE) (ZIP)	PARCEL 111

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, Philip R. Graham and wife, Janie Sue Graham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Franklin L. Atkins and wife, Cynthia P. Atkins

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 the Reserved parcel located on the western right-of-way of West Valley Drive adjacent to Lot No. 18, on the Plan of Locustwood Subdivision, Section 4 as of record in Plat Book 2330, page 137, Register's office for Davidson County and also known as Map 148-9-111.

Being the same property conveyed to Philip R. Graham and wife, Janie Sue Graham by deed from George Andre Bauchat, III and wife, Melinda S. Bauchat by instrument of record in Book 9411, page 311, Register's Office for Davidson County, Tennessee.

THIS CONVEYANC IS MADE SUBJECT TO:

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Plan of record in Book 2330, page 137, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

This is unimproved ( ) improved (X) property, known as 3929 West Valley Drive, Nashville, TN 37211
(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 24th day of June 19 96

Philip R. Graham

Janie Sue Graham

10101 56

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip E. Graham and wife, Janie Sue Graham

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 Franklin, Tennessee, this 24th day of June 19 96.

Commission expires 11/30/97

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 _____.

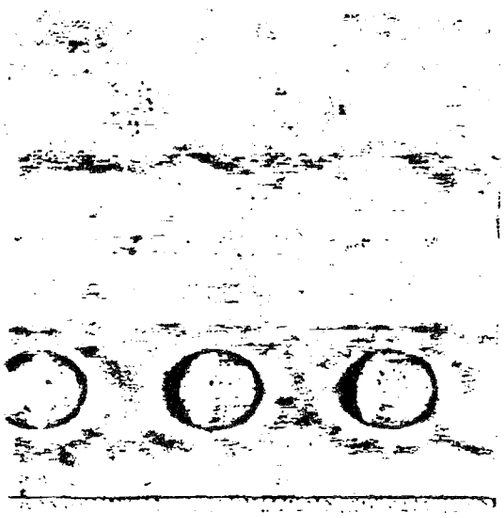
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0197446
IDENTIFICATION
96 JUN 27 PM 1:52
REGISTER
DAVIDSON COUNTY, TN

3778 Jo.27 3:01 JSCHECK 378.94



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

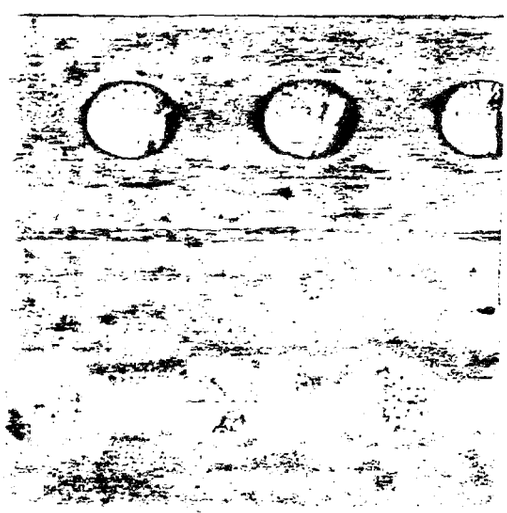
RECEIVED OF _____

FOR _____

BK 10101 PG 57

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 99975.00
CON TX 369.91
PRFEE 1.00
WDEED 8.00
TOTAL 378.91
CHECK 378.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~06-27-96 07 13:57 0001 8578~~

0197446
IDENTIFICATION REFERENCE

96 JUN 27 PM 1:52

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

No. 1056332