WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: 03-22-97
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kami A. Driver (NAME)	Regions Mortgage, Inc. (NAME)	MAP 108-16
1116 Oakway Court (ADDRESS)	605 South Perry Street (ADDRESS)	PARCEL 301
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (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, Brian K. Anderson and wife, Susan D. Anderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kami A. Driver, unmarried

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 Davidosn County, Tennessee, being Lot No. 59-B, Percy Priest Woods Subdivision, Section 3, Zone Lot Division of Lots 58 and 59, recorded in Book 6250, page 459, Register's Office for Davidson County, Tennessee and re-recorded in Book 7900, page 398, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian K. Anderson and Susan Deakins, both single persons by deed from Beverly A. Swisshelm, a married person by instrument of record in Book 8669, page 891, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.
Restrictive covenants contained in an instrument of record in Book 6097, page 11, Book 6560, page 667, Register's Office for Davidson County, TN.
Plan of record in Book 6250, page 459, re-recorded in Book 7900, page 398, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

unimproved ( )
This is improved (X) property, known as 1116 Oakway Court, Nashville, TN 37214 06/28 0101 03CHECK 300.93
(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 27th day of June, 19 96

Brian K. Anderson

Susan D. Anderson

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 Brian K. Anderson and wife, Susan D. Anderson

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 27th day of June, 19 96.

Commission expires 5/1-97

Notary Public

STATE OF TENNESSEE
COUNTY OF

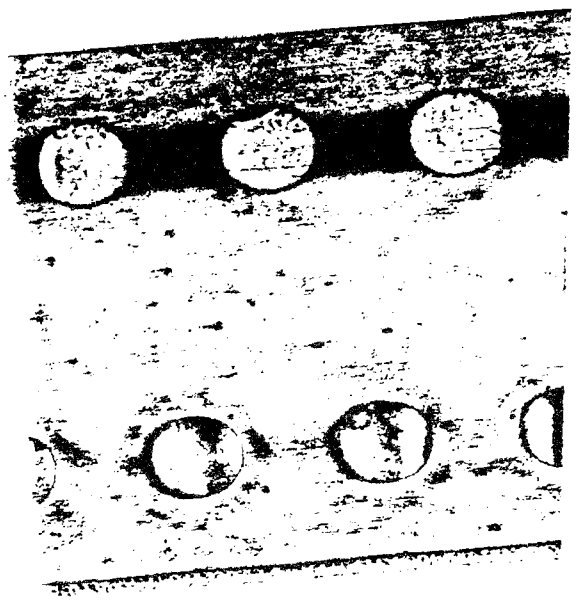
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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 _____.

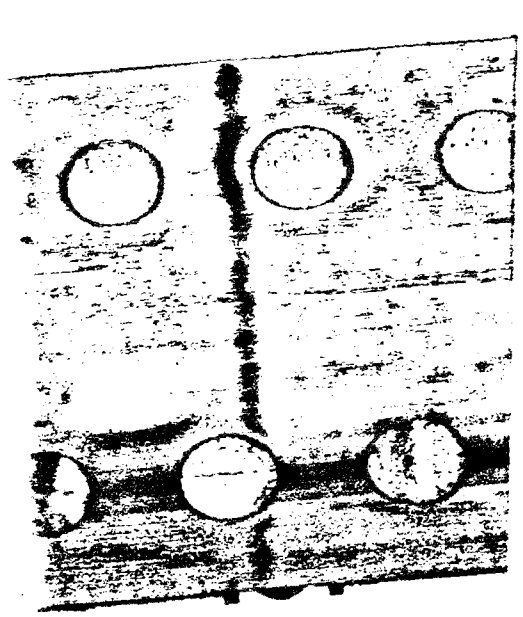
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

A197680
RECEIVED FOR REFERENCE
96 JUN 28 AM 8:58
REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10101 PG 814

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	78900.00
			CON TX	291.93
			PRFEE	1.00
			WDEED	8.00
			TOTAL	300.93
			CHECK	300.93

06/28/96 01 09:03 0001 8821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197680
IDENTIFICATION REFERENCE

96 JUN 28 AM 8:58
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1056570