WARRANTY DEED

96-6-49A

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ___ DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTY WESLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DAYLE A. SAVAGE (NAME)	SUNTRUST BANK, NASHVILLE, N. A. (NAME)	MAP 118-09-0
2913 Snowden Road (ADDRESS)	201 4th Avenue North (ADDRESS)	PARCEL 128.00
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	FB 16DA-13795

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, JAMES G. DROUGAS AND WIFE, HOLLY A. JONES DROUGAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAYLE A. SAVAGE AND LYNN E. MILLER, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

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. 7 on the Map of Sutton Hill, Section of Marengo Park, as of record in Book 974, Page 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 75 feet on the westerly margin of Snowden Road and extends back 174.8 feet on the northerly line and 170.6 feet on the southerly line to a dead line in the rear, measuring 75.2 feet thereon.

BEING the same property conveyed to JAMES G. DROUGAS AND HOLLY A. JONES, BOTH UNMARRIED, by Deed from Mary C. Dubois, a single person, of record in Book 8475, Page 395, Register's Office for Davidson County, Tennessee. The said James G. Drougas and Holly A. Jones having since married.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of HOLLY J. DROUGAS pursuant to a Power of Attorney executed by same on the 6th day of June, 1996, and being filed for record simultaneously herewith.

CONTINUED

unimproved ( ) This is improved (X) property, known as 2913 Snowden Road, Nashville, TN 37204
(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 my hand this 24th day of June 19 96

James G. Drougas

JAMES G. DROUGAS
HOLLY A. JONES DROUGAS
BY: Holly A. Jones Drougas by James G. Drougas
JAMES G. DROUGAS, ATTORNEY-IN-FACT

LEGAL DESCRIPTION CONTINUATION

THE said Holly A. Jones, Holly J. Drougas, and Holly A. Jones Drougas are one and the same person.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 24th day of June, 1996, before me personally appeared JAMES G. DROUGAS, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of HOLLY J. DROUGAS, and acknowledged that he executed the same as the free act and deed of the said HOLLY J. DROUGAS.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-99

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 JAMES G. DROUGAS, 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 official seal at office at Nashville, Tennessee, this 24th day of June, 1996.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

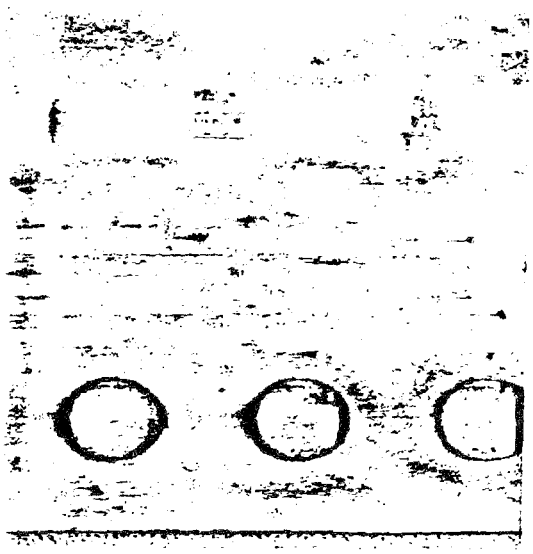
My Commission Expires: 7-24-99

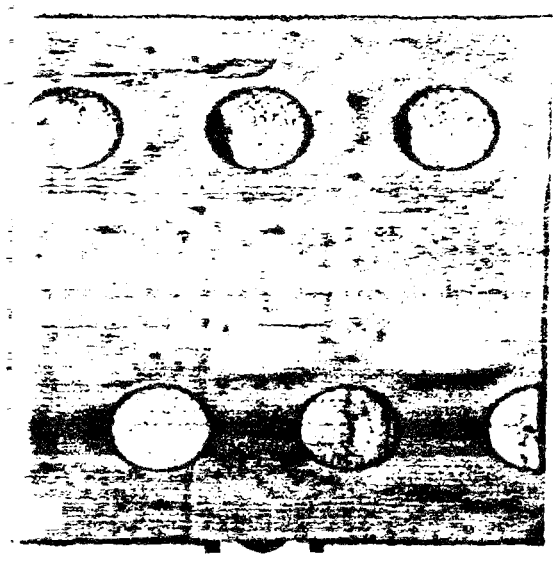
3837 06/28 0101 020CHECK 741.60

0197736

95 JUL 28 0110:07

MAIL ENV.





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10101 PG 978

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

DAMT 198000.00

CON TX 732.60

PRFEE 1.00

WDEED 8.00

TOTAL 741.60

CHECK 741.60

06/28/96 01 10:13 0001 8887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197736

IDENTIFICATION REFERENCE

96 JUN 28 AM 10:07

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1056636