THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10104 PG 653
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 89,777.00

Affiant

Subscribed and sworn to before me, this 28th day of June 1996

Notary Public

My Commission Expires: 11. 22. 97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PAUL WILLIAM CARDEL, JR. 613 Skyview Drive Nashville, Tennessee 37206	SOUTHTRUST MORTGAGE CORPORATION 100 Brookwood Place Suite 300 Birmingham, Alabama 35253	MAP 83-11 PARCEL 11

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY NINE THOUSAND SEVEN HUNDRED SEVENTY SEVEN AND NO/100 ($ 89,777.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, JAMES ELTON UNDERHILL, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto PAUL WILLIAM CARDEL, JR., UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 118 on the Map of Rolling Acres of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee.

SAID Lot No. 118 fronts 110.6 feet on the easterly side of Skyview Drive and runs back between lines 162.0 feet on the north line and 174.4 feet on the south line to a dead line, measuring 41.0 feet thereon.

BEING the same property conveyed to Paul William Cardel, Jr. and James Elton Underhill, as tenants in common, by deed from Julie A. O'Guin, unmarried, and LaDonna Meuchel, unmarried, of record in Book 8410, page 616, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to SouthTrust Mortgage Corporation of record in Book 8410, page 620, said Register's Office and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantee.

This is improved property known as 613 Skyview Drive, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

GRANTOR COVENANTs with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Rolling Acres of record in Book 1130, page 34, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 28th day of June, 19 96.

James Elton Underhill

JAMES ELTON UNDERHILL

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 ELTON UNDERHILL, UNMARRIED, 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 official seal this 28th day of June, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0198440

95 JUL -1 AM 10:45

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10104 PG 655

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 89777.00
CON TX 332.26
PRFEE 1.00
WDEED 8.00
TOTAL 341.26
CHECK 341.26

07/01/96 01 10:53 0001 9646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198440
IDENTIFICATION REFERENCE

96 JUL -1 AM 10:45

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

No. 1057388