BOOK 10104 PG 656

THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 59,000.00

Patricia D Pegram
Affiant

Subscribed and sworn to before me, this 27th day of June 1996

Notary Public

My Commission Expires: 11-12-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PATRICIA D. PEGRAM 519 Cedar Drive Nashville, Tennessee 37211	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 162-9 PARCEL 54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND AND NO/100 ($ 59,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , JAMES A. LYLE, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto PATRICIA D. PEGRAM, UNMARRIED hereinafter called the Grantee___, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 48-B, Zone Lot Division of Lots Nos. 45, 46, 48 and 49, Revised Section 6, Cedarwood Estates, of record in Book 5200, page 196, as amended in Plat Book 6250, page 517, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James A. Lyle and Richard D. Rankin by deed from Ralph James Ayres, Jr. and wife, Kimberly S. Ayres, of record in Book 8798, page 33, Register's Office for Davidson County, Tennessee; the said Richard D. Ranking having since conveyed his interest in subject property to James A. Lyle by Quitclaim Deed of record in Book 9032, page 650, said Register's Office.

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This is improved property known as 519 Cedar Drive, Nashville, Tennessee 37211

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___, her heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s 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 Revised Section 6, Cedarwood Estates of record in Book 6250, page 517, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF __I__ have hereunto set __my__ hand___on this the __27th__ day of ____June____, 19 __96__.

JAMES A. LYLE

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 A. LYLE, 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 __27th__ day of ____June____, 19 __96__.

My Commission Expires: November 22, 1997

Notary Public

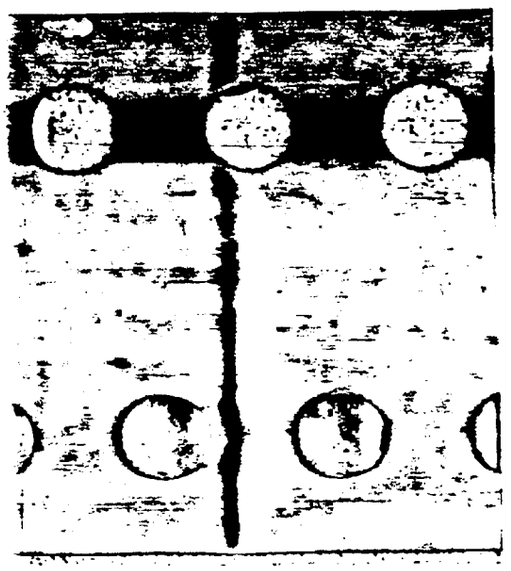
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

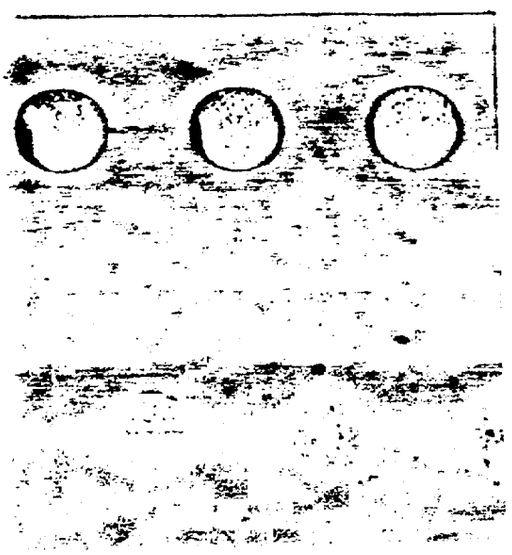
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ _____ the within named bargainor, and corporation,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





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

RECEIVED OF _____

FOR _____

BOOK 10104 PG 658

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	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	8.00
TOTAL	227.30
CHECK	227.30

07/01/96 01 10:54 0001 9647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198441
IDENTIF. & REFERENCE

95 JUL -1 AM 10:46
REGISTER
DAVIDSON CO., TN.

No. 1057389