Box 17

BOOK 10108 PG 135

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 19 96

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 1/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel E. Willoughby (NAME)	Pacific Southwest Bank (NAME)	MAP 96-11
3145A Crosswood Drive (ADDRESS)	4144 N. Central Expwy, Suite 850 (ADDRESS)	PARCEL 239
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (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, Land Enterprises, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joel E. Willoughby and wife, Flordeliza R. Willoughby

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:

Being Lot 2-B, Zone Lot Division of Lot 2, Resubdivision of Lot 541, Cloverhill, Section No. VIII of record in Plat Book 6200, page 598 amending Plat Book 6250, page 720, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Land Enterprises, a partnership by deed from Jan E. Saturday Beard and husband Bob Beard of record in Book 9868, page 571, Register's Office for Davidson County, TN.

The legal description is the same as the previous deed of record.

Subject to restrictions of record in Book 6250, page 720 and Book 6200, page 598, said Register's Office.

This conveyance is subject to any and all existing easements of record.

Subject to Joint Driveway Easement of record in Book 7319, page 326, said Register's Office.

This is unimproved ( ) improved (X) property, known as 3145A Crosswood Drive, Nashville, TN 37214
(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 28th day of June 19 96

Land Enterprises, a partnership

By: Ralph Stevens

Ralph Stevens, Partner

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Ralph Stevens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Land Enterprises, the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by Ralph Stevens as partner.

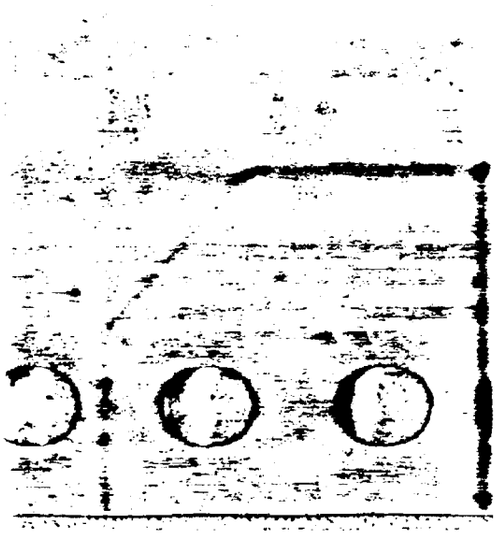
Witness my hand and seal this 28th day of June, 1996, at Nashville, Tennessee.

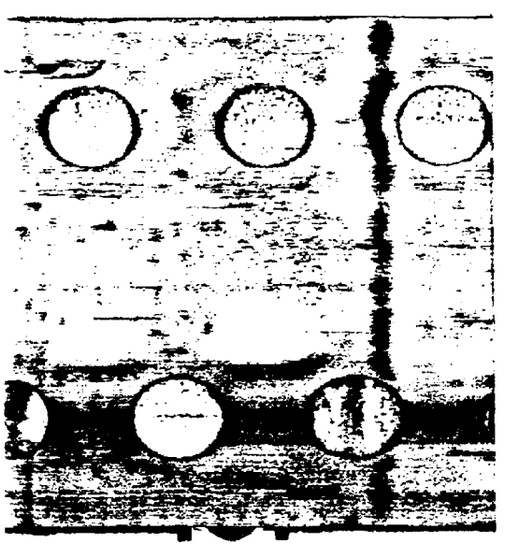
My Commission Expires
11/22/97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Bailey
Notary Public

96 JUL -2 PM 1:59
REGISTER
FEE
TAX
199504
REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10108 PG 137

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 59900.00
				CON TX 221.63
				PRFEE 1.00
				MISCD 8.00
				TOTAL 230.63
				CHECK 230.63
			07/02/96 01	14:03 0001 0781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199504 IDENTIFICATION REFERENCE

96 JUL -2 PM 2:59 REGISTER

FELIX Z. WILSON DAVIDSON

No. 1059514