[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Byron Neal Hicks	NationsBanc Mortgage Corporation	MAP and PARCEL
[Sherrie F. Hicks	Attn: Tax Dept.	
[602 McDonald Court	P.O. Box 105076	120-9-14
[Nashville, TN 37217	Atlanta, GA 30348-5076	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Sten J. Oxford and Teresa L. Oxford, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Byron Neal Hicks and Sherrie F. Hicks, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 408 on the Map of Glengarry Park, Section IV, of record in Book 2900, Page 72, Register's Office for said County, to which plat reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Sten J. Oxford and wife, Teresa L. Oxford, by deed from Merlin E. Williams and wife, Marie Trobaugh Williams, of record in Book 8609, Page 859, said Register's Office.

This is property with a common address of 602 McDonald Court, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2900, Page 72, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2743, Page 231, and in Book 3031, Page 42, said Register's office; 4) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4166, Page 410, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $131,500.00
[
[Affiant
[Subscribed and sworn before me this 27th day of June, 1996.
[
[My Commission Expires: 5/23/98 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **June, 1996**.

Sten J. Oxford

Teresa L. Oxford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Sten J. Oxford and Teresa L. Oxford, husband and wife** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **27th** day of **June, 1996**.

Notary Public
My Commission Expires:

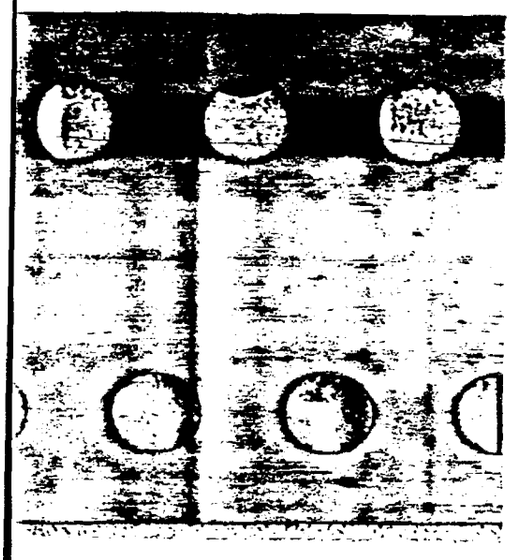
File No. 9606-259

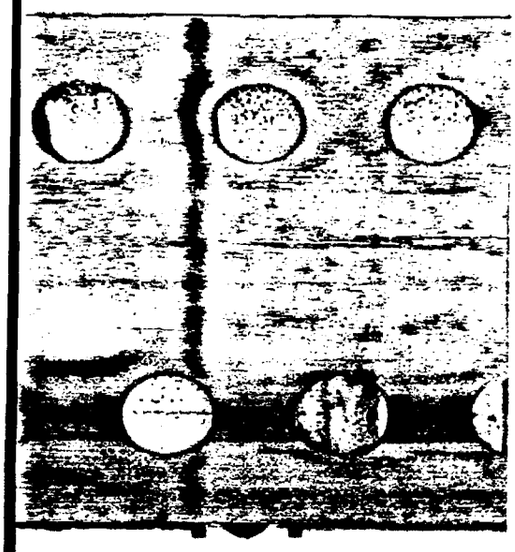
0200657
IDENTIF. ↑ REFERENCE

96 JUL -5 PM 1:11

REGISTER
DAVIDSON COUNTY, TN

1996 07/05 0101 03CHECK 495.55





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

RECEIVED OF _____

FOR _____

BOOK 10112 PG 480

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 131500.00
				CON TX 486.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 495.55
				CHECK 495.55
			07/05/96 01	13:16 0001 2026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200657
IDENTIF. ↑ REFERENCE

96 JUL -5 PM 1:1

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

No. 1059752