Box 17

BOOK 10113 PG 511

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 99,000.00

Cendy Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 5.24.97
(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
Cendy Brooks (NAME)	Franklin American Mortgage (NAME)	MAP 133-12
433 Benita Drive (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	PARCEL 24
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	5DU09888

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, Robert M. McTyre and wife, Wanda McTyre

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cendy Brooks

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. 21 on the Map of Windsor Park, as of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 66.7 feet on the westerly side of Benita Dive and runs back between lines measuring 168.02 feet on the northerly line, and 154.88 feet on the southerly line, to a dead line in the rear, measuring 83 feet thereon.

Being the same property conveyed to Robert M. McTyre by Will of Wanda (Troxel) McTyre of record in Will Book 111, page 456, Probate Court of Davidson County, Tennessee, and by Order of the Probate Court of record in Book 5583, page 92, Register's Office for Davidson County, TN.

Wanda McTyre joins in this conveyance to convey any interest she may have as the wife of Robert M. McTyre.

Subject to restrictions of record in Book 3792, page 445, and amended in Book 3816, page 784, said Register's Office.

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

CONTINUED

This is improved (X) unimproved ( ) property, known as 433 Benita Drive, Nashville, TN 37211
(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 our hand s this 3rd day of July 19 96

Robert M McTyre.
Robert M. McTyre

Wanda McTyre
Wanda McTyre

BOOK 10113 PG 512

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 Robert M. McTyre and wife, Wanda McTyre

the bargainor s, with whom I am personally acquainted or 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 3rd day of July, 19 96.

Commission expires 5-24-97

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

LEGAL DESCRIPTION CONTINUATION

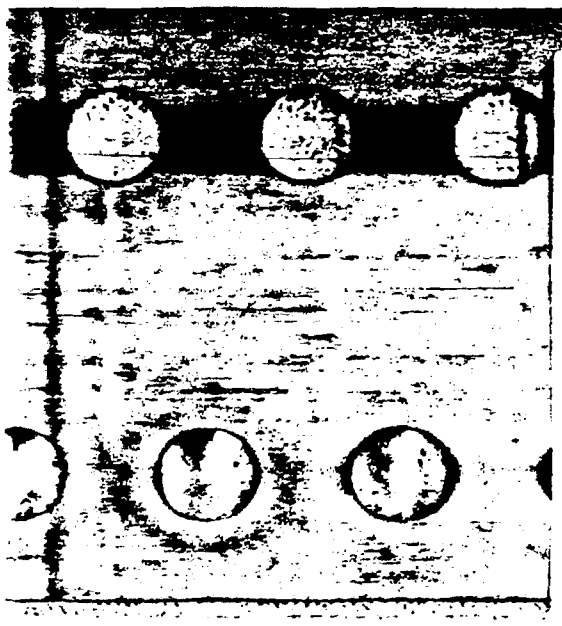
Taxes for the year 1996 are prorated and assumed by the Grantee herein.

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

REC 07/03 0101 03CHECK 375.30

0201083
IDENTIFICATION REFERENCE

96 JUL -3 PM 1:52



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

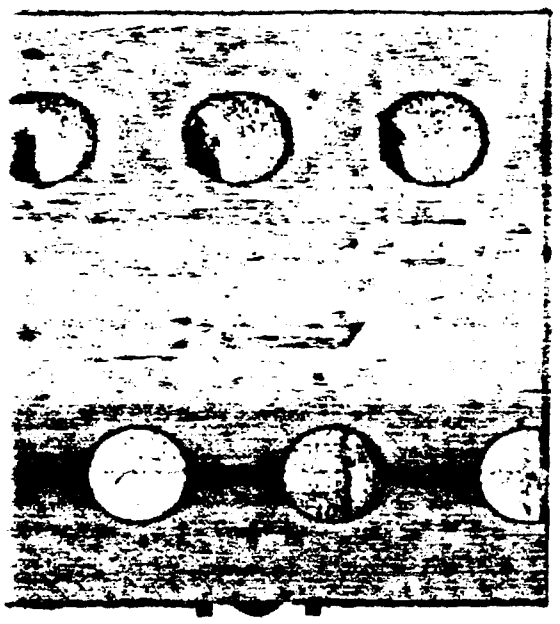
RECEIVED OF _____

FOR _____

BOOK 10113 PG 513

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 99000.00
CON TX 366.30
PRFEE 1.00
WDEED 8.00
TOTAL 375.30
CHECK 375.30

07/03/96 01 13:58 0001 2481

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201083
IDENTIF. ↑ REFERENCE

95 JUL -3 PM 1:52

REGISTER
D.C. TN.

No. 1060200