WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Neil Brown (NAME)	NationsBanc Mortgage Corporation (NAME)	MAP 61-16
1306 McAlpine Avenue (ADDRESS)	2059 Northlake Parkway (ADDRESS)	PARCEL 199
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, Martin Raimone and wife, Victoria Raimone

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Neil Brown and D. Lewis ~~Kemper~~ Kempfer, Jr. both unmarried, as tenants in common, each a one-half undivided interest

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, Tennesse, being Lot No. 1 on the Plan of Kennedy & Graves Subdivision, a re-subdivision of part of Lots 40 and 42 of record in Book 5210, page 193, Register's Office for said county, to which reference is made for a more complete description.

Beginning at an iron pin on the southwesterly margin of the dedicated right-of-way, along the southwesterly margin of McAlpine Avenue, thence along said right-of-way, South 59 degrees 36 minutes 24 seconds East 54.24 feet to a monument; thence South 23 degrees 00 minutes 58 seconds West 242.87 feet to an iron pin in concrete; thence North 14 degrees 19 minutes 17 seconds West 78.26 feet to a monument; thence North 6 degrees 31 minutes 45 seconds East 62.90 feet to a monument; thence North 23 degrees 00 minutes 58 seconds West 120.0 feet to the point of beginning.

Being the same property conveyed to Martin Raimone and wife, Victoria Raimone by deed from John Lester Pittenger, unmarried, of record in Book 10020, page 750, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 5210, page 193, said Register's Office, shows an

CONTINUED

unimproved ( )
This is improved (X) property, known as 1306 McAlpine Avenue, Nashville, Tennessee 37216
(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 27th day of June 19 96

Martin Raimone
Martin Raimone

Victoria Raimone
Victoria Raimone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martin Raimone and wife, Victoria Raimone

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 Franklin, Tennessee, this 27th day of June 19 96.

Commission expires 11/30/97

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

Owner's Certificate, certain notes, easements and setback lines.

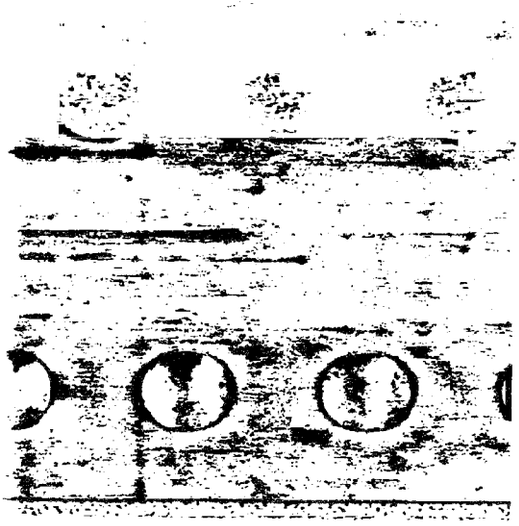
Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

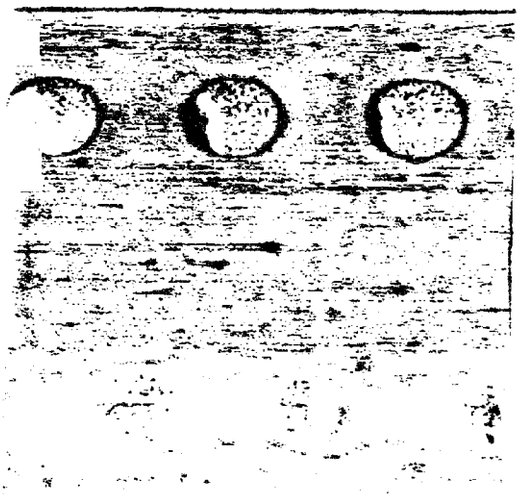
4476 07/12 0101 03CHECK 288.65

0202888
IDENTIF. # REFERENCE

95 JUL 12 AM 9:24

RECORDER





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

RECEIVED OF _____

FOR _____

BOOK 10119 PG 121

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

SAMT	74500.00
DON TX	275.65
PRFEE	1.00
MTEED	12.00
TOTAL	288.65
CHECK	288.65

07/12/96 01 09:26 0001 4476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0202888
IDENTIF. ↑ REFERENCE

95 JUL 12 AM 9:24

REGISTER
DAVIDSON COUNTY, TN.

No. 1062165