WARRANTY DEED

STATE OF TENNESSEE BOOK 10123 PG 521
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

James Jeffery Carr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF July 19 96

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES 11/20/96
(AFFIX SEAL)

JUDY S. WELLS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 20, 1996

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd, Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Jeffery Carr (NAME)	NationsBanc Mortgage Corporation (NAME)	141-12-0-63.00CO
7712 River Bend Way (ADDRESS)	2059 Northlake Parkway (ADDRESS)	
Nashville, Tennessee 37221 (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, Randal J. Davis and wife, Leann S. Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Jeffery Carr and wife, Traci D. Carr

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 Number 63 on the Plan of River Bend, A Planned Unit Development, of record in Plat Book 6900, page 504 and 505, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randal J. Davis and wife, Leann S. Davis, by deed from Joseph W. Morris and wife, Joyce A. Morris, of record in Book 8691, page 145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1996 have been prorated and payment thereof is expressly assumed by the herein Grantee; Declaration of Covenants, Conditions & Restrictions of record in Book 7112, page 481 as amended in Book 7308, page 805, Book 7308, page 808, Book 7336, page 15, Book 7549, page 893; By-Laws of record in Book 7347, page 643; Plan of record in Book 6900, pages 504 and 505; all in the Register's Office for Davidson County, Tennessee.

6170 07/17 0101 03CHECK 638.00

unimproved ( )
This is improved (X) property, known as 7712 River Bend Way, Nashville, Tennessee 37221
(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 hands this 15th day of July 19 96

Randal J. Davis

Leann S. Davis

BOOK 10123 PG 522

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 Randal J. Davis and wife, Leann S. Davis

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 Brentwood, Tennessee, this 15th day of July, 19 96.

Commission expires 11/22/96

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 _____

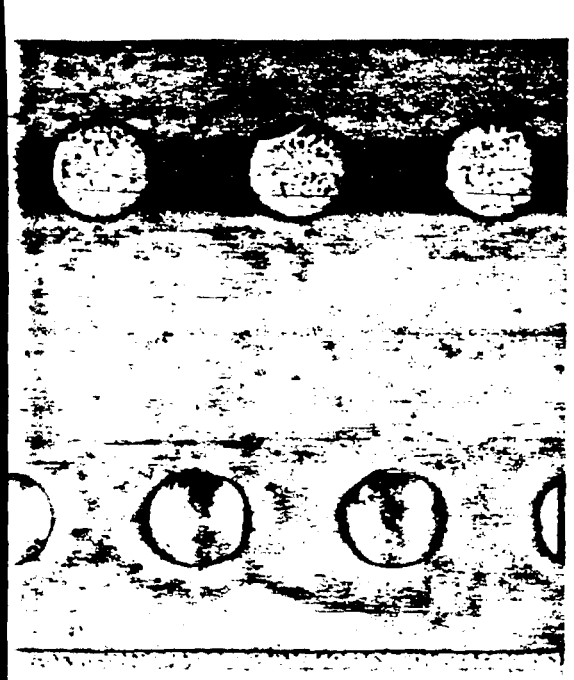
Notary Public

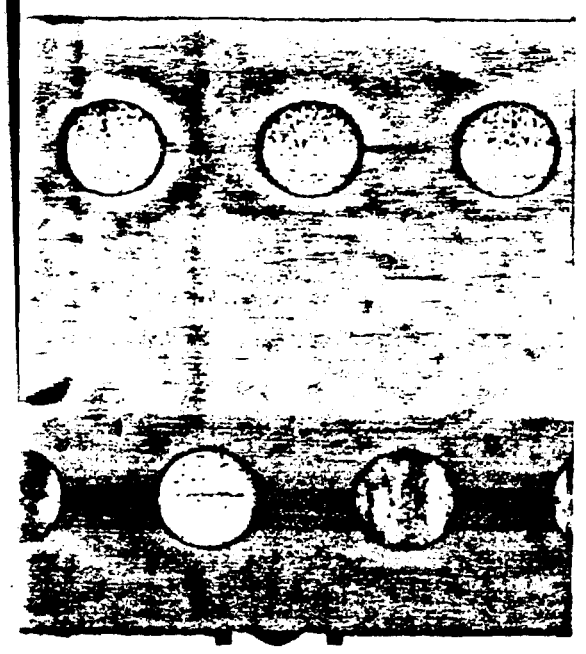
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

02044411
RECEIVED FOR REFERENCE

96 JUL 17 AM 10:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10123 PG 523

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
170000.00
CDN TX 629.00
PRFEE 1.00
WDEED 8.00
TOTAL 638.00
CHECK 638.00
07/17/96 01 10:17 0001 6170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204441
IDENTIF. ↑ REFERENCE

96 JUL 17 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1063833