THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10125 PG 223

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00

Nancy Stratton
Affiant

Subscribed and sworn to before me, this 15th day of July 1996

Mitchell A Watts
Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
NANCY STRATTON 1506 McKennie Avenue Nashville, Tennessee 37206	4506 Helmwood Drive Nashville, TN 37216	MAP 83-2 PARCEL 247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FIVE THOUSAND AND NO/100---------- ($ 55,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, DON TALLEY AND WIFE, PATRICIA TALLEY hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto NANCY STRATTON AND HUSBAND, SAMUEL A. STRATTON hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 11 on the Map of James J. Pryor's Heirs Plan of Lots as of record in Book 843, page 41, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 118 feet 5 inches on the southerly side of McKennie Avenue, as measured along a slight curve, and runs back 150.0 feet on the easterly line and 140.0 feet on the westerly line, along the easterly margin of Chapel Avenue, to the north line of Lot 1, measuring 5 feet 6 inches thereon.

BEING the same property conveyed to Don Talley and wife, Patricia Talley by Warranty Deed from Thomas R. Watts and wife, Mary McIntye Watts, of record in Book 6833, page 778, Register's Office for Davidson County, Tennessee.

This is improved property known as 1506 McKennie Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of James J. Pryor's Heirs Plan of Lots of record in Book 843, page 41, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 15th day of July, 19 96.

DON TALLEY

PATRICIA TALLEY

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 DON TALLEY AND WIFE, PATRICIA TALLEY, 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 this 15th day of July, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

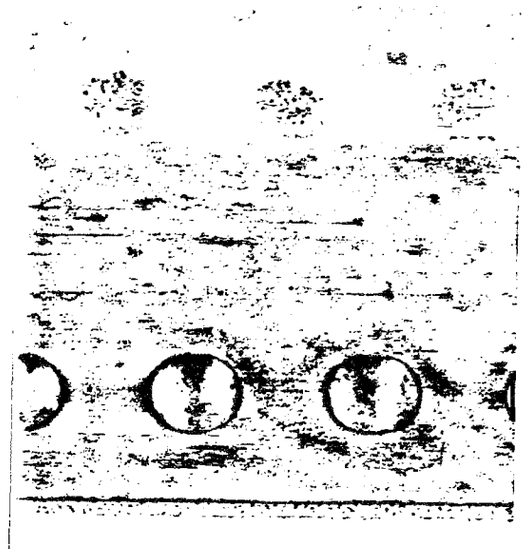
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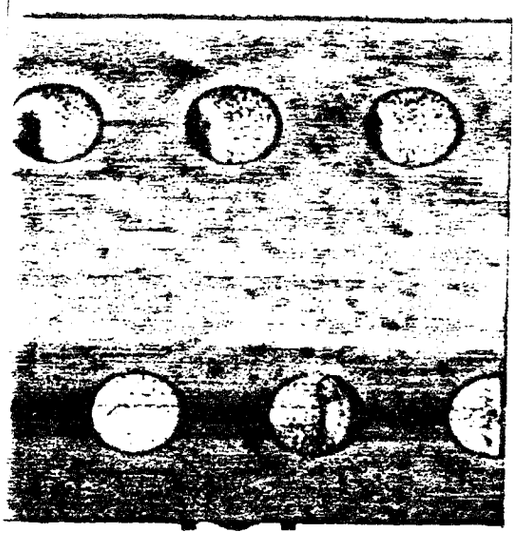
IDENTIFICATION REFERENCE

96 JUL 18 AM 11:01

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5741 07/18 0101 03CHECK 212.50





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

RECEIVED OF _____

FOR _____

BOOK 10125 PG 225

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

07/18/96 01 11:03 0001 6741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0204973
IDENTIF. ↑ REFERENCE

96 JUL 18 AM 11:0
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064392