WARRANTY DEED

BOOK 10126 PG 816

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 281,700.00

Mark D Zinder
Affiant

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

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK D. ZINDER (NAME)	REGIONS MORTGAGE, INC. (NAME)	104-10-134
403 FAIRFAX AVENUE (ADDRESS)	6025 BROOKVALE LANE, SUITE 160 (ADDRESS)	26W-07285
NASHVILLE, TN 37212 (CITY) (STATE) (ZIP)	KNOXVILLE, TN 37919 (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, MARY ANNETTE BAILEY AND HUSBAND, O. D. BAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK D. ZINDER AND WIFE, FRANCIS M. ZINDER

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. 114, on the Map of R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record and being more particularly described according to a survey by JOHN B. KOHL, III, dated July 15, 1996, as follows:

BEGINNING on the southerly margin of Fairfax Avenue, formerly known as Jones Avenue, at the corner of Lot Nos. 113 and 114, being 75 feet easterly from the easterly margin of Marlboro Avenue; thence with the southerly margin of Jones Avenue, easterly 60 feet to the corner of Lot Nos. 114 and 115; thence with the line between said two (2) lots, southerly 200 feet, more or less, to a point in the northerly line of Lot No. 190, said point being 90 feet West of the westerly margin of Bow Street, unopened; thence westerly along a broken line and along the northerly line of Lot Nos. 190 and 191, 80 feet to the dividing line between Lot Nos. 113 and 114; thence with the line between said two (2) lots, northerly 200 feet to the point of BEGINNING.

BEING the same property conveyed to MARY ANNETTE BAILEY, A MARRIED WOMAN, by deed from the Estate of Frances Butler (being one and the same as Frances L. Butler), of record in Book 9722, page 191, Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 403 FAIRFAX AVENUE, NASHVILLE, TN 37212
(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 19th day of July, 19 96

MARY ANNETTE BAILEY
By: Mary Annette Bailey By O.D. Bailey
O. D. BAILEY, ATTORNEY-IN-FACT

O.D. Bailey
O. D. BAILEY

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named O. D. BAILEY

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that HE executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 19TH day of JULY 19 96

Commission expires 07/26/97

I. DYKE TATUM
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

96 JUL 19 PM 12:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02054497

*** LEGAL DESCRIPTION CONTINUATION

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

O. D. BAILEY, husband of MARY ANNETTE BAILEY, joins in to convey any interest he may have by reason of his marital status in subject property.

This instrument is executed on behalf of MARY ANNETTE BAILEY, by O. D. BAILEY, as her Attorney-in-Fact, pursuant to a Power of Attorney which is being placed of record with this instrument.

SOURCE OF DESCRIPTION: Survey dated July 15, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

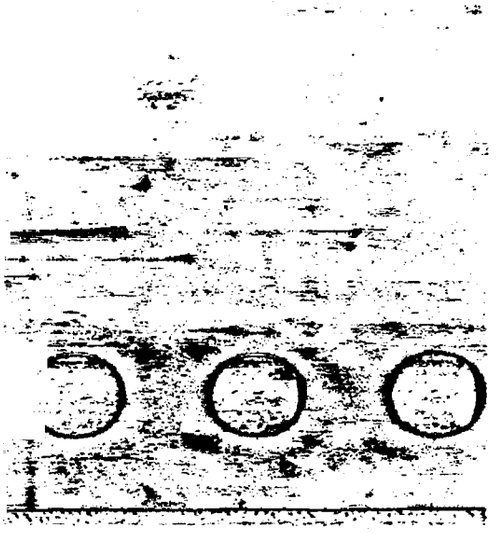
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named O. D. BAILEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of MARY ANNETTE BAILEY, as her Attorney-in-Fact, as the free act and deed of the within named MARY ANNETTE BAILEY.

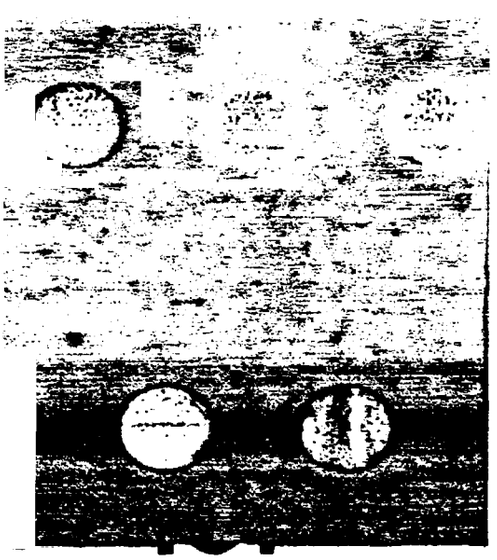
WITNESS my hand and official seal at Nashville, Tennessee, this 19TH day of JULY, 1996.

My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

7330 07/19/1996 01:03CHECK 1051.29





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

RECEIVED OF _____

FOR _____

BOOK 10126 PG 818

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	
				281700.00
			CON TX	1042.29
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1051.29
			CHECK	1051.29
07/19/96	01		12:41 0001	7312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0205497
IDENTIF. & REFERENCE

96 JUL 19 PM 12:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1064958