WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: November 27, 1998
(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
WALTER B. DUPRE' (NAME)	FIRST AMERICAN NATIONAL BANK (NAME)	74-4-129
750 LINDEN GREEN (ADDRESS)	FIRST AMERICAN CENTER (ADDRESS)	04D-67235
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37237 (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, RAMONA E. MAYNOR HOFFMAN AND HUSBAND, RICHARD A. HOFFMAN, JR.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WALTER B. DUPRE' AND WIFE, JILL J. DUPRE'

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, and being more particularly described as Tract No. 4, on a survey by William Collier Parrish Associates Civil Engineers, Survey Number 63184, dated April 23, 1963, and a survey by JOHN B. KOHL, III, dated July 22, 1996, as follows:

BEGINNING at a point on the proposed westerly margin of Bonnafair Court at the common corner of Tract Nos. 3 and 4; thence along said westerly margin in a southerly direction with a curve to the left a radius of 225 feet a distance of 100 feet to a point in the northerly line of Lot No. 143, Hermitage Hills, Section 12 Revised, of record in Book 4675, page 125, Register's Office for DAVIDSON County, Tennessee; thence along the northerly line of said Lot No. 143, the North terminus of Linden Green and Home Federal Savings and Loan property, North 76 degrees 49 minutes West 150 feet to a point; thence continuing with the westerly line of Home Federal Savings and Loan Property, North 25 degrees 55 minutes East 165.30 feet to a point in the southerly line of Tract No. 3; thence South 51 degrees 21 minutes East 150 feet to the point of BEGINNING.

BEING the same property conveyed to RAMONA E. MAYNOR, now known as RAMONA E. MAYNOR HOFFMAN, by Quitclaim Deed from Jerre Thomas Maynor, of record in Book 7741, page 592, Register's Office for DAVIDSON County, Tennessee.

*** CONTINUED ***

unimproved ( )
This is improved (X) property, known as 750 LINDEN GREEN, HERMITAGE, TN 37076
(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 23rd day of July 19 96

Ramona E. Maynor Hoffman
RAMONA E. MAYNOR HOFFMAN

Richard A. Hoffman
RICHARD A. HOFFMAN, JR.

BOOK 10131 PG 17

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 RAMONA E. MAYNOR HOFFMAN AND HUSBAND, RICHARD A. HOFFMAN, JR.

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, TN, Tennessee, this 23rd day of July, 19 96.

Commission expires November 27, 1999

J. PHILLIP JONES 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

0206872
IDENTIFICATION REFERENCE

96 JUL 24 PM 2:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

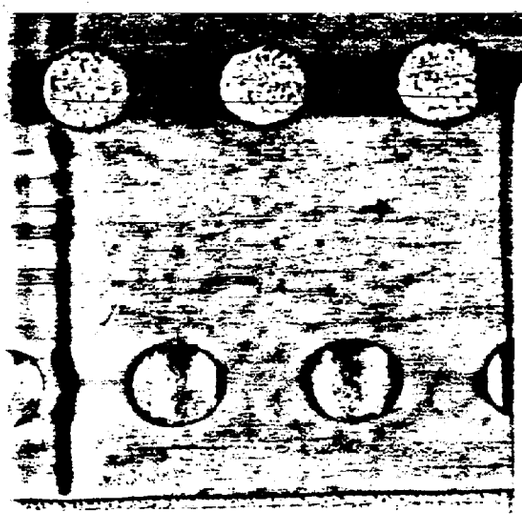
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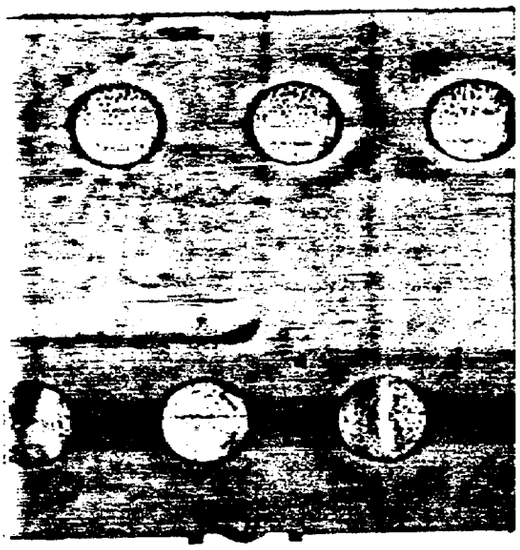
*** LEGAL DESCRIPTION CONTINUATION

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

SOURCE OF DESCRIPTION: Survey dated July 22, 1996, made by:
JOHN B. KOHL, III, License No. 100
400 Seventh Avenue, South
Nashville, TN 37203

RICHARD A. HOFFMAN, JR., husband of RAMONA E. MAYNOR HOFFMAN, joins in to convey any interest he may have by reason of his marital status in subject property.





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

RECEIVED OF _____

FOR _____

BOOK 10131 PG 19

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 83500.00
CON TX 308.95
PRFEE 1.00
WDEED 12.00
TOTAL 321.95
CHECK 321.95

07/24/96 01 14:24 0001 B781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206872
IDENTIFICATION REFERENCE

96 JUL 24 PM 2:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1066406