THIS INSTRUMENT PREPARED BY:

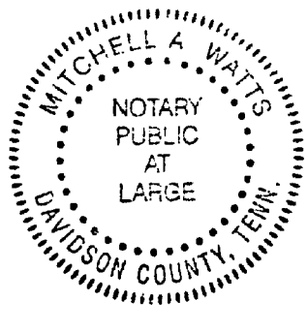
Mail

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10131 PG 991

The actual consideration or value, whichever is greater, for this transfer is $ 118,000.00

Rex J. Frederick
Affiant



Subscribed and sworn to before me, this 23rd 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.
REX J. FREDERICK 2810-B Westwood Avenue Nashville, Tennessee 37212	NationsBanc Mortgage Corporation 2059 Northlake Parkway Tucker, Georgia 30084	MAP 104-14 PARCEL 307

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTEEN THOUSAND AND NO/100---- ---------- ($ 118,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, MARKUS W. VOEHLER AND WIFE, BARBARA VOEHLER hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto REX J. FREDERICK, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2-A on the Plan of the Zone Lot Division of Lot Nos. 1 and 2, James R. Knight Subdivision as of record in Plan Book 6250, page 758, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description and also being shown as part of Lot No. 2 on the Plan of James R. Knight Subdivision of record in Book 6050, page 162, said Register's Office.

BEING the same property conveyed to Markus W. Voehler and wife, Barbara Voehler, by deed from Jane Blakemore Nichols, unmarried, of record in Book 8966, page 9, Register's Office for Davidson County, Tennessee.

0207129
IDENTIFICATION REFERENCE
96 JUL 25 AM10:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 2810-B Westwood Avenue, Nashville, Tennessee 37212

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE 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 Zone Lt Division Lts 1 & 2 James R. Knight S/D of record in Book 6250, page 758, 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, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 23rd day of July, 19 96.

MARKUS W. VOEHLER

BARBARA VOEHLER

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 MARKUS W. VOEHLER AND WIFE, BARBARA VOEHLER, 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 23rd day of July, 1996.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

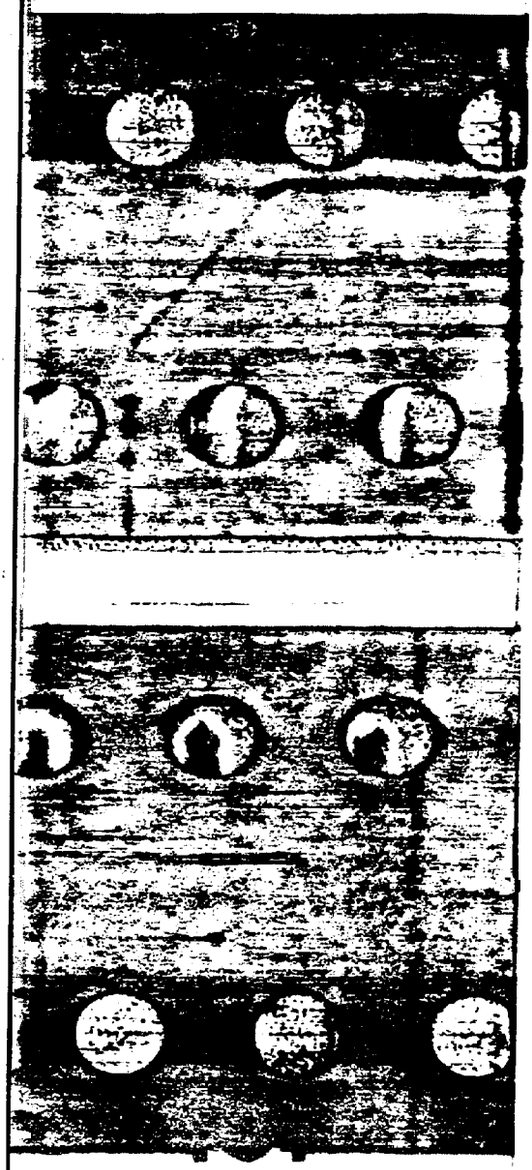
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

9064 07/25 0101 03CHECK 445.60



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

RECEIVED OF _____

FOR _____

BOOK 10131 PG 993

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 118000.00
CON TX 436.60
PRFEE 1.00
MDEED 8.00
TOTAL 445.60
CHECK 445.60

07/25/96 01 10:49 0001 9064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207129
IDENTIF. & REFERENCE

96 JUL 25 AM 10:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1066683