PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

BOOK 10132 PG 73

WARRANTY DEED

THIS INDENTURE is made and entered into this 24th day of July, 1996. between CHARLES W. SHELTON and DOROTHY HALE SHELTON, HUSBAND AND WIFE, GRANTORs, and DANIEL C. DERK and LUDMILA DERK, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES W. SHELTON and DOROTHY HALE SHELTON, HUSBAND AND WIFE, herein referred to as GRANTORs, have
this day bargained, sold and do hereby transfer and convey unto the said DANIEL C. DERK and LUDMILA DERK, HUSBAND AND WIFE, herein referred to as GRANTEEs, his/her/their successors, heirs and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 2301-2303 ALPINE AVENUE, NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs do covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind himself/herself/themselves, his/her/their heirs and representatives, to warrant forever defend the title to said Grantees, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

Charles W. Shelton
CHARLES W. SHELTON
Signature of Seller

Dorothy Hale Shelton
DOROTHY HALE SHELTON
Signature of Seller

0207150

96 JUL 25 AM 11:07

FELIX A. LASCARIS, REGISTER
DAVIDSON COUNTY, TN.

257

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10132 PG 74

Personally appeared before me, a Notary Public of said County and State, **CHARLES W. SHELTON and DOROTHY HALE SHELTON, HUSBAND AND WIFE**, the within named bargainors, 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, at office, this **24th** day of **July, 1996.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DANIEL C. DERK and LUDMILA DERK
2301-2303 ALPINE AVENUE
NASHVILLE, TN 37218

Property Address:

2301-2303 ALPINE AVENUE
NASHVILLE, TN 37218

Person Responsible for Taxes:

CTX MORTGAGE COMPANY
P.O. BOX 580779
DALLAS, TX 75258

Parcel #: Map 70 - 09, parcel 45

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$66,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Daniel C. Derk
Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **July, 1996.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

Land in the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the plan of H.H. Simkins' Division of the L.G. Curtis Lands as of record in Book 547, page 39, Register's Office for said County, described as follows:

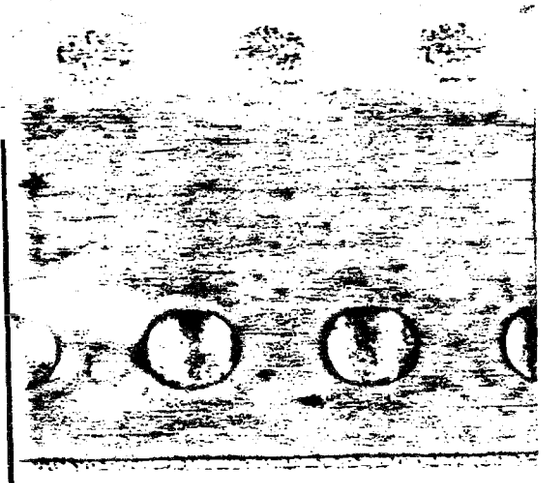
Beginning at a point in the westerly margin of Alpine Avenue, 264.7 feet from the southwest corner of Alpine and Lincoln Avenue; thence southerly, with the westerly margin of Alpine Avenue, 122.03 feet to a point, the same being the southeast corner of property conveyed to Ethel Harper Bryant, by deed of record in Book 2437, page 307, Register's Office for said County; thence with the southerly line of said property, westwardly 297.5 feet to a point; thence northwardly with the westerly line of said property, 125.03 feet to a point; thence eastwardly 297.5 feet to the point of beginning.

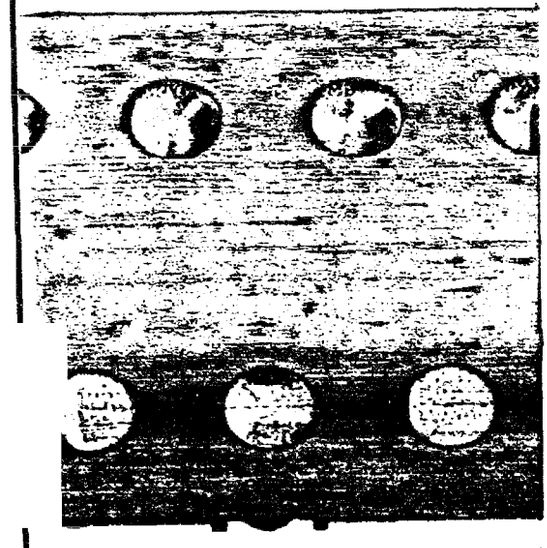
Being the same property conveyed to CHARLES W. SHELTON and DOROTHY HALE SHELTON, HUSBAND AND WIFE, by Deed from FRAZIER HIGDON AND WIFE, of record in Book 3761, page 491, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years constitutes a lien, although the same are not yet due and payable (MAP 070-09-0, PARCEL 045.00, 732.38).

2. All matters set forth on the Plan of record in Book 547, page 39, as amended in Book 4715, page 113, and Book 6050, page 51, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10132 PG 76

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 66000.00
CON TX 244.20
PRFEE 1.00
WDEED 12.00
TOTAL 257.20
CHECK 257.20

07/25/96 01 11:11 0001 9086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207150
IDENTIFICATION REFERENCE

96 JUL 25 AM 11:08
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1066704