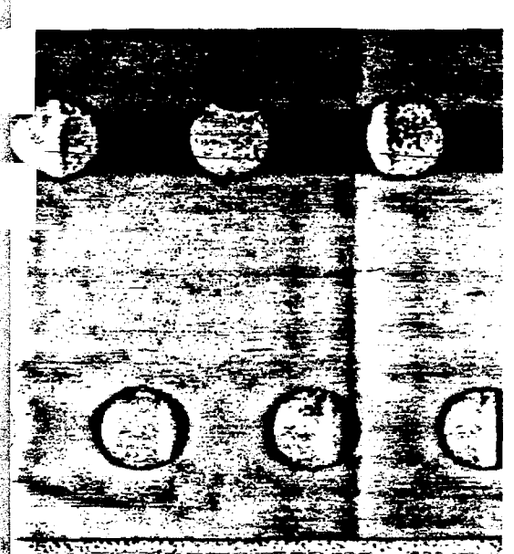
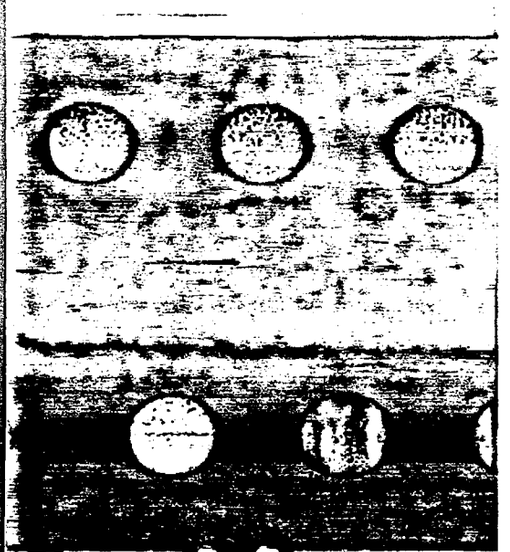




OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10140 PG 109

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
				355000.00
				CON TX 1313.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1322.50
				CHECK 1322.50
08/01/96	01			09:56 0001 1656

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209522
IDENTIF. ↑ REFERENCE

96 AUG -1 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069240

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10140 PG 110

W & I Ref: (cmw) Title No: 37949
Dav. Co. File: Box 8
RETURN TO: BOX 30

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Darrin E. Yappen Melanie P. Yappen 222 Carden Avenue Nashville, TN 37205	NORWEST MORTGAGE, INC. P. O. BOX 5137 DES MOINES, IA 50306-5137

TAX MAP-PARCEL NUMBERS: 104-13-045 26W 03690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sturdavant L. Soward and spouse, Joyce Soward,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Darrin E. Yappen and spouse, Melanie P. Yappen,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 52 and the southerly 10 feet of Lot No. 51 in Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11, 12 & part of 9 in Block E, Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and part of 8 in Block F Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 in Block G in Whitland Realty Company's Subdivision of record in Book 547, page 53, Register's Office for Davidson County, Tennessee; and described according to a Mortgage Loan Inspection by John Kohl & Company, dated July 16, 1996, License No. 100, whose address is 400 7th Avenue, South, Nashville, TN 37203, as follows, to-wit:

SAID property fronts together 60 feet on the easterly margin of Carden Avenue and extends back between parallel lines, 210 feet of a dead line measuring 60 feet thereon.

BEING the same property conveyed to Sturdavant L. Soward and wife, Loraine C. Soward by deed from Wilbur K. Randle, unmarried, of record in Book 3166, page 139, said Register's Office. Loraine C. Soward has since died leaving Sturdavant L. Soward as the surviving tenant by the entirety.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

Sturdavant L. Soward and Sturdivant L. Soward are one and the same peron.

This is improved property, known as: 222 Carden Avenue, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 10140 PG 111

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of July, 1996.

Sturdavant L. Soward **Joyce Soward**

State of Tennessee
County of Davidson

On this 26th day of July, 1996, before me the undersigned authority, personally appeared **Sturdavant L. Soward and Joyce Soward**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 197500.00

Affiant

Sworn and subscribed before me on the 26th day of July, 1996.

Notary Public

My Commission Expires: _____

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 22, 1997

1657 08/01 0101 03CHECK 739.75

96 AUG -1 AM 9:54

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

0209523