WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICE OF RICHARD MANSON, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey Allen (NAME)	First American National Bank (NAME)	81-6-184
2640 Delk Avenue (ADDRESS)	550 Metroplex Blvd., NA-7282 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (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, Laura S. Dennings

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Corey Allen and Darrell M. McQuiddy, both unmarried

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. 30 on the Plan of Section Two, Revised Normal Heights, as of record in Book 2330, page 54, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Buchanan Street at the corner of Lots 30 and 31; thence with the line between said lots, southerly 86 feet to a corner of Lot 29; thence with the line between Lots 29 and 30, southwesterly 80.1 feet to the east margin of Delk Avenue; thence with the margin of the same, northerly 95.9 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the south margin of Buchanan Street; thence with the margin of the same easterly 65 feet to the point of beginning.

Being the same property conveyed to William R. Dennings and wife, Laura S. Dennings of record in Book 2485, page 479, said Register's Office for Davidson County, Tennessee.

The said William R. Dennings having since died.

unimproved ( )
This is improved (X) property, known as 2640 Delk Avenue, Nashville, TN 37208
(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 my hand this 16th day of July 19 96

Laura S. Dennings
By: Laura S. Dennings by Henry Ramey, Jr.
by Henry Ramey, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Henry Ramey, Jr. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Attorney in Fact and _____ respectively of the Laura S. Dennings the within named bargainor, and corporation, and that he as such Attorney in Fact 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 Henry Ramey, Jr. as such Attorney in Fact, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of July 1996.

My commission expires July 24, 1999

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Henry Ramey, Jr., with whom I am personally acquainted, and who acknowledged that he executed the withing instrument for the purposes therein contained, and who further acknowledged that he is the "Attorney-in-Fact" of Laura S. Dennings, and is authorized by her or by its constituent, the constituent being authorized by the maker, to executed this instrument on behalf of the maker.

Witness my hand, at Nashville, Tennessee, this 16th day of July, 1996.

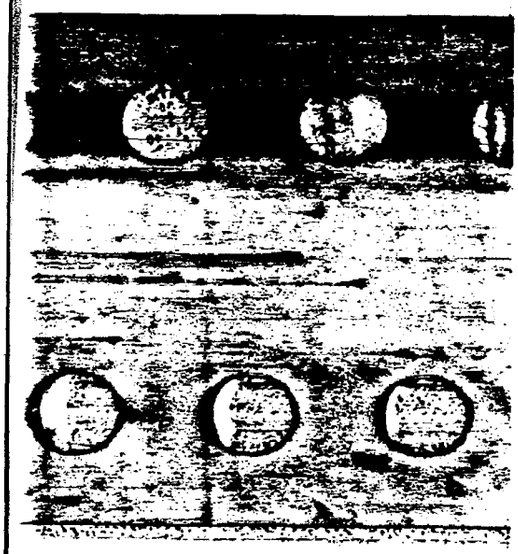
Notary Public _____

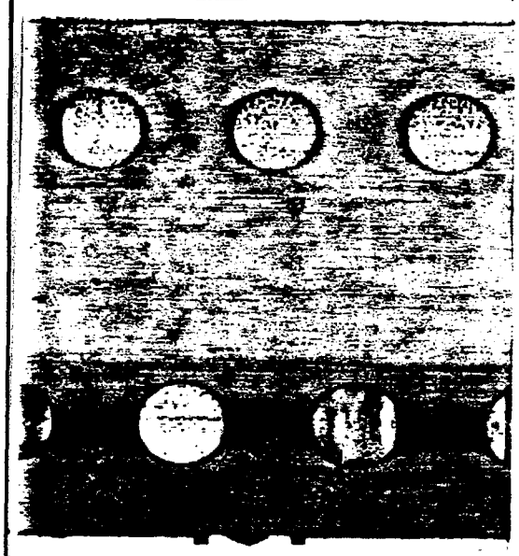
My Commission Expires: 7/24/99

0210184
IDENTIF. & REFERENCE

96 AUG -2 AM 9:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

2347 08/02 0101 03CHECK 120.00





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

RECEIVED OF _____

FOR _____

BOOK 10142 PG 790

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				MDEED 8.00
				TOTAL 120.00
				CHECK 120.00
			08/02/96 01	09:29 0001 2347

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210184
IDENTIF. ↑ REFERENCE

96 AUG -2 AM 9:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1069925