[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Marvin Edward McKinney]	Fleet Mortgage Group, Inc.	MAP and PARCEL
[Nancy Lynn McKinney]	Attn: Tax Dept.	
[1808 Barnwell Court]	11200 W. Parkland Avenue	86-7-177
[Hermitage, TN 37076]	Milwaukee, WI 53224-3128	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 10144 PG 691

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Betty Hynek, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Marvin Edward McKinney and Nancy Lynn McKinney, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 245 on the Final Plan of Revised Jackson's Retreat, Phase 5-B, of record in Plat Book 6250, Page 905, Register's Office for said county to which reference is made for a more complete description.

BEING the same property conveyed to Betty Hynek, unmarried, by warranty deed from Barbara B. Thompson, unmarried, of record in Book 9721, Page 551, Register's Office, Davidson County, Tennessee.

This is property with a common address of 1808 Barnwell Court, Hermitage, TN 37076.

The property herein conveyed is being conveyed in its "AS IS" condition.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6250, Page 905, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6806, Page 256, and in Book 5741, Page 360, said Register's office; 4) Charter of record in Book 5745, Page 283, said Register's office; 5) Deed of Trust executed by Marshall W. Frazier and wife, Emily M. Frazier to J.R. Cannon, Trustee of record in Book 7439, Page 285, dated December 30, 1987, and secured to Sovran Bank/Central South in the principal amount of $87,200.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by said deed of trust.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $97,976.36]
[Marvin Edward McKinney]
[Affiant]
[Subscribed and sworn before me this 31st day of July, 1996.]
[Notary Public]
[My Commission Expires: July 14, 1999]

NOTARY PUBLIC
LARGE
DAVIDSON CO. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein. BOOK 10111 PG 692

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **July, 1996**.

Betty Hynek

Betty Hynek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Betty Hynek, unmarried** , with whom I am personally acquainted, or who 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,**. Tennessee, this **31st** day of **July, 1996**.

Notary Public
My Commission Expires: July 19, 1997

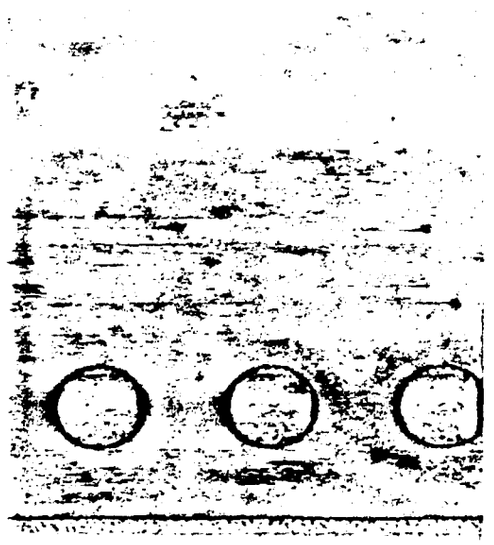
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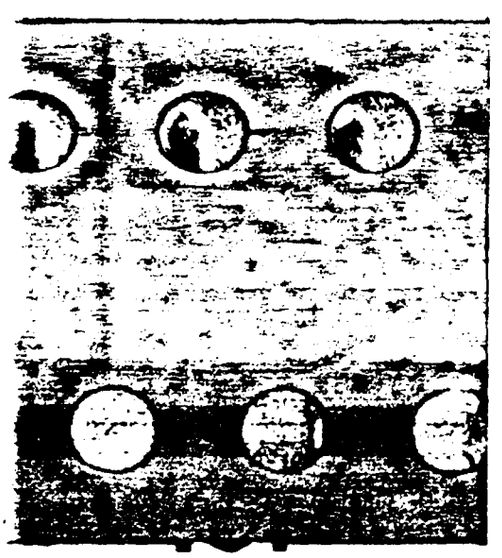
02210658
IDENTIFICATION REFERENCE

96 AUG -5 AM 8:15

REGISTER
DAVIDSON COUNTY, TN.

2341 08/05 0101 03CHECK 371.51





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

RECEIVED OF _____

FOR _____

BOOK 10144 PG 693

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 97976.36
CON TX 362.51
PRFEE 1.00
MDEED 8.00
TOTAL 371.51
CHECK 371.51

08/05/96 01 08:19 0001 2841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210658
IDENTIF. ↑ REFERENCE

96 AUG -5 AM 8:15
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1070415