[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Keith B. Drayton	Mid-State Financial Services, Inc.	MAP and PARCEL
[Leoncia Drayton	Attn: Tax Dept.	
[3316 New Towne Road	2021 Richard Jones Rd. #200	150-11-72
[Antioch, TN 37013	Nashville, TN 37215	

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

WARRANTY DEED

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, **Nelson L. Eddy and Mariana D. Eddy, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Keith B. Drayton and Leoncia Drayton, 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:

Being Lot No. 180 on the Plan of Towne Village of The Country, Section II, as of record in Book 5200, Pages 176 and 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 180 fronts 60 feet on the southeasterly margin of New Towne Road and extends back 144.22 feet on the northerly line and 156.34 feet on the southerly line to a dead line in the rear measuring 101.85 feet thereon.

BEING the same property conveyed to Nelson L. Eddy and wife, Mariana D. Eddy by warranty deed from Marla Rebecca Stearnes, unmarried, of record in Book 7823, Page 282, Register's Office, Davidson County, Tennessee.

This is property with a common address of 3316 New Towne Road, Antioch, TN 37013.

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 5200, Pages 176-177, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5456, Page 511, said Register's office.

7448 08/15 0101 03CHECK 315.73

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $82,900.00
[
[Affiant
[Subscribed and sworn before me this 12th day of August, 1996.
[
[My Commission Expires: 5/22/98 Notary Public

NOTARY PUBLIC

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.

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 **12th** day of **August, 1996**.

Nelson L. Eddy

Mariana D. Eddy

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 **Nelson L. Eddy and Mariana D. Eddy, husband and wife** , 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.

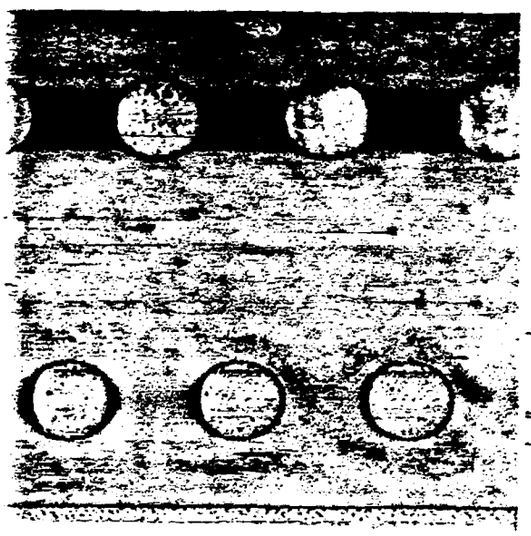
Witness my hand and official seal at **Nashville,**, Tennessee, this **12th** day of **August, 1996**.

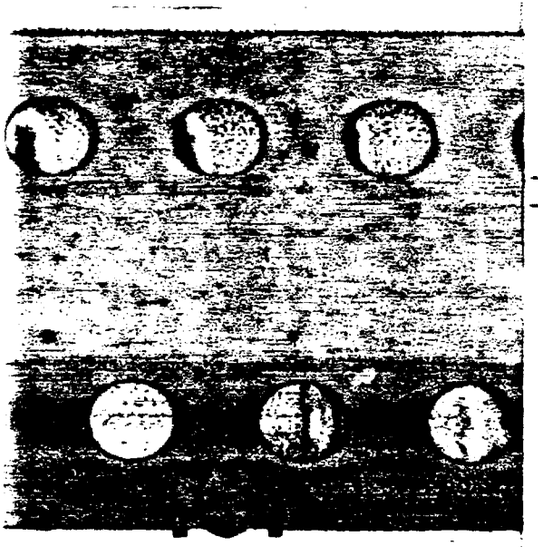
Notary Public
My Commission Expires: 3/25/98

File No. 9608-328

021491S
IDENTIF. & REFERENCE

96 AUG 15 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10157 PG 677

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	82900.00
			CON TX	306.73
			PRFEE	1.00
			WDEED	8.00
			TOTAL	315.73
			CHECK	315.73
08/15/96	01		13:54 0001	7448

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214915
IDENTIF. & REFERENCE

96 AUG 15 PM 1:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020017