File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

ADDRESS NEW OWNER:
Jeffrey M. Fox and Ruth M. Fox
620 Hill Road
Brentwood, TN 37027

BOOK 10167 PG 690

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 160-12
GROUP
PARCEL 170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dan R. Francis and wife, Neva Jeanne Francis,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey M. Fox and wife, Ruth M. Fox,** 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. 1 on the Plan of Epworth, of record in Book 5200, page 745, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Dan R. Francis and wife, Neva Jeanne Francis, by deed from John A. Hegert and wife, Patricia L. Hegert, as of record in Book 8581, page 154, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 620 Hill Road, Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jeffrey M. Fox and wife, Ruth M. Fox, their heirs and assigns, forever; and we, Dan R. Francis and wife, Neva Jeanne Francis, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10167 PG 691

Witness our hands this the 23rd day of August, 1996.

Dan R. Francis

Neva Jeanne Francis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dan R. Francis and wife, Neva Jeanne Francis, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of August, 1996.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $277,000.00.

AFFIANT

Subscribed and sworn to before me
this 23rd day of August, 1996.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

0218226

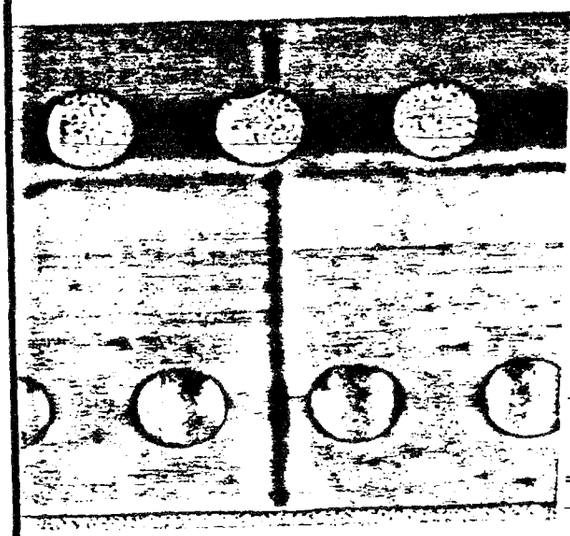
IDENTIFICATION REFERENCE

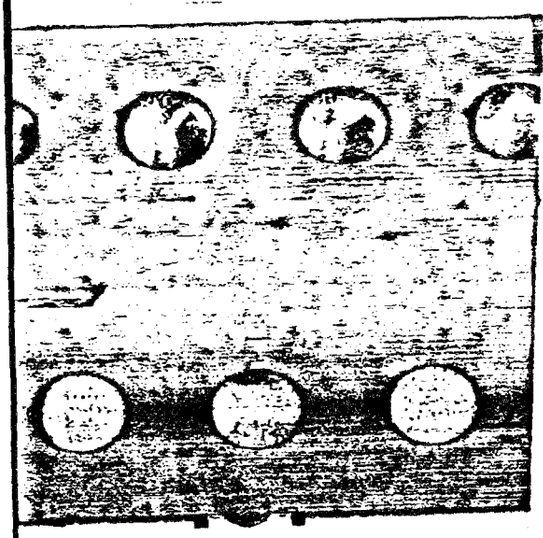
96 AUG 26 PM 1:47

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

0220 08/26 0101 03CHECK 1033.90

C:\WP51\WORK\CLOSINGS\GFA96562.WD





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

RECEIVED OF _____

FOR _____

BOOK 10167 PG 692

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 277000.00
				CON TX 1024.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1033.90
				CHECK 1033.90
08/26/96	01			13:46 0001 0920

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02218226
IDENTIFICATION REFERENCE

96 AUG 26 PM 4:45

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

No. 1023464