BOOK 10174 PG 282 Box 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 815,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF August, 19 96.

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MICHAEL KESTNER (NAME)	PACIFIC SOUTHWEST BANK (NAME)	116-14-123
423 Jackson Boulevard (ADDRESS)	4144 N. Central Expressway, Ste.160 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

WELDON B. WHITE, JR., AND WIFE, ELIZABETH F. WHITE, AND ELLEN W. DILLON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MICHAEL KESTNER AND WIFE, DONNA S. KESTNER

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 40 and the easterly part of Lot No. 41 on the Plat of W. S. Bransford's Subdivision of Lots 35,36,37,42 and 43, Division "A", Belle Meade, of record in Book 547, page 133, Register's Office for Davidson County, Tennessee.
SAID Lot No. 40 and the easterly part of Lot No. 41 front together 191 feet on the westerly side of Jackson Boulevard and run back 272 feet, more or less, on the north line and 275 feet on the south line to a dead line and shows 126.62 feet on said dead line.

TRACT II:
Land in Davidson County, Tennessee, being the northwesterly 71 feet of Lot No. 41 on the Plat of W. S. Bransford's Subdivision of Lots Nos. 35,36,37,42 and 43, Division "A" Belle Meade, which Plat is of record in Book 547, page 133, Register's Office for Davidson County, Tennessee.
SAID part of Lot No. 41 fronts 71 feet on the southwesterly or westerly side of Jackson Boulevard and runs back 267 feet on the north side and 272 feet, more or less, on the south side to a dead line, showing 47.08 feet on said dead line.

BEING the same property conveyed to Weldon B. White, Jr., and Ellen W. Dillon, each with a 50 percent undivided interest by deed from Weldon B. White, Jr., Executor of the estate of Ellen W. White, of record in Book 7199, page 510, said Register's Office.

unimproved ( )
This is improved (X) property, known as 423 Jackson Boulevard - Nashville, TN 37205
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of August, 19 96.

WELDON B. WHITE, JR.

ELIZABETH F. WHITE

ELLEN W. DILLON

By: WELDON BAILEY WHITE, ATTY-IN-FACT

INDIVIDUAL ACKNOWLEDGMENTS:

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 WELDON B. WHITE, JR., AND WIFE, ELIZABETH F. WHITE, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 30th day of August 19 96.

My Commission expires: 11/28/98

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WELDON BAILEY WHITE, to me known to be the person who executed the foregoing instrument on behalf of ELLEN W. DILLON, and acknowledged that he executed the same as the free act and deed of the said ELLEN W. DILLON.

Witness my hand and official seal at office, this 30th day of August, 1996.

Notary Public

My Commission expires: 11/28/98

96 SEP -3 AM 9:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE

0220295

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

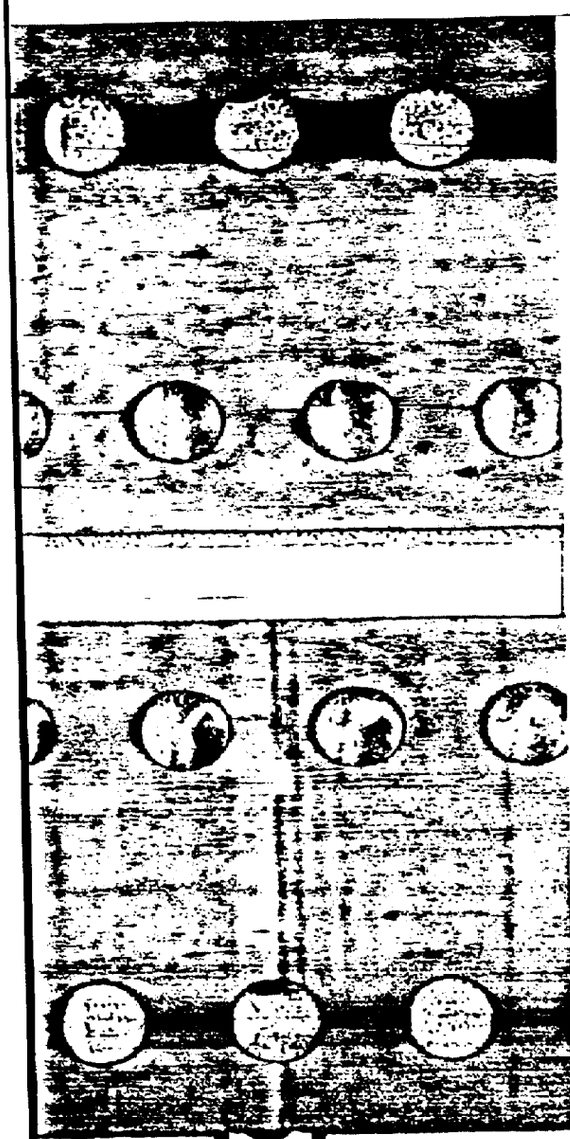
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ Notary Public

09/03 0101 03 CHECK 3924.50



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

RECEIVED OF _____

FOR _____

BOOK 10174 PG 284

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	
				815000.00
			CON TX	3015.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	3024.50
			CHECK	3024.50
09/03/96	01		09:40 0001	3131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220235
IDENTIF. ↑ REFERENCE

96 SEP -3 AM 9:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1025645