File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
200 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10193 PG 484

#14085

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JONI LYNN FORAKER (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	155-8-C
6656 Autumnwood Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	44
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	9D80290

FOR AND IN 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, DEE J. CANALE, JR. AND WIFE, VICKEY S. CANALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONI LYNN FORAKER AND HUSBAND, KENNETH BRIAN FORAKER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 44 on the Plan of Phase 2 Poplar Creek Estates, as of record in Plat Book 6900, pages 339 thru 347, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Dee J. Canale, Jr. and wife, Vickey S. Canale by deed from J. Davis Builders, Inc., a Tennessee Corporation of record in Book 9115, page 185, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6804, page 536 and in Book 9472, page 824; (3) Charter of record in Book 7120, page 125; (4) Agreement of record in Book 7099, page 299; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 339 thru 347, and in Plat Book 7900, pages 888 and 889, said Register's Office.

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
96 SEP 17 AM 10:36

IDENTIF. & REFERENCE

02261 76

unimproved ( )
This is improved (XX) property, known as 6656 Autumnwood Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of September, 19 96

DEE J. CANALE, JR.

VICKEY S. CANALE

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10193 PG 485

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEE J. CANALE, JR. AND WIFE, VICKEY S. CANALE

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 16th day of September, 19 96

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

9458 09/17 0101 03CHECK 702.38

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 187,450.00

Joni Lynn Foraker
Affiant

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

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

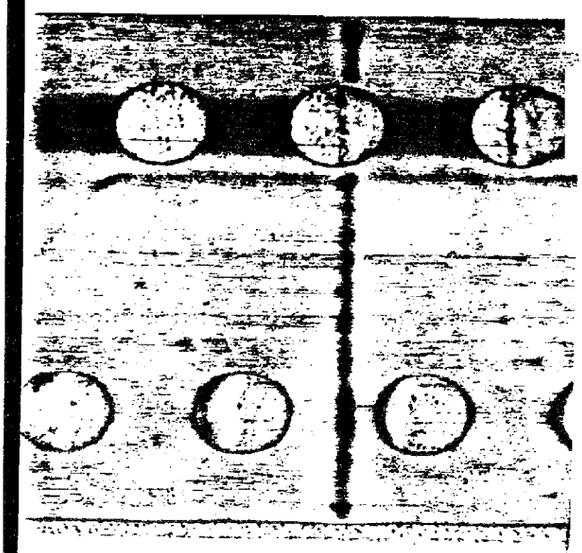
Notary Public

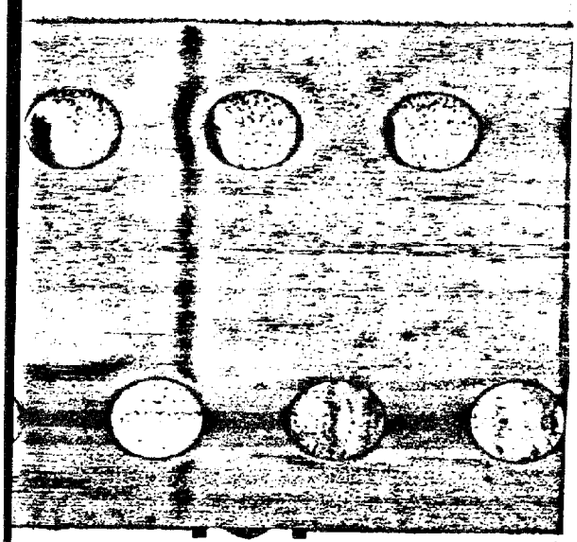
WARRANTY DEED

FROM
DEE J. CANALE, JR. AND WIFE,
VICKEY S. CANALE

TO
JONI LYNN FORAKER AND WIFE,
KENNETH BRIAN FORAKER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10193 PG 486

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	187450.00
CON TX	693.38
PRFEE	1.00
WDEED	8.00
TOTAL	702.38
CHECK	702.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 701 9458

0226176
IDENTIF. # REFERENCE

96 SEP 17 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031896