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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10215 PG 950

#13897

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES R. TUERFF (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	159=2
1304 Beddington Park (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	43
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201=0353 (CITY) (STATE) (ZIP)	FH25908

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, JOHN F. CARNEY, III AND WIFE, PATRICIA A. CARNEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. TUERFF AND WIFE, JULIE K. TUERFF

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. 52 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167 thru 171, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John F. Carney, III and wife, Patricia A. Carney by deed from Paul E. Cook, unmarried of record in Book 8745, page 398, said Register's Office.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and paid by the Seller; (2) Restrictions of record in Book 7079, page 995, (3) Charter of record in Book 7253, page 992; (4) Affidavit of record in Book 7238, page 736; and (5) All matters appearing on the Plan of record in Plat Book 6900, pages 167 thru 171, said Register's Office.

0233009
IDENTIF. ↑ REFERENCE

96 OCT -4 AM 11:04
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (XXproperty, known as 1304 Beddington Park, Nashville, Tennessee 37215

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 2nd day of October, 19 96

John F. Carney, III by Starling Davis
JOHN F. CARNEY, III
BY: STARLING DAVIS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Patricia A. Carney by Starling Davis
PATRICIA A. CARNEY
BY: STARLING DAVIS, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10215 PG 981

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN F. CARNEY, III AND WIFE, PATRICIA A. CARNEY

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 2nd day of October, 19 96.

My commission expires _____ 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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public and for said County and State, STARLING DAVIS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said JOHN F. CARNEY, III AND WIFE, PATRICIA A. CARNEY and is authorized by the said JOHN F. CARNEY, III AND WIFE, PATRICIA A. CARNEY to execute this instrument on their behalf.

Witness my hand, at Office, this 2nd day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 19 96.

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

Notary Public

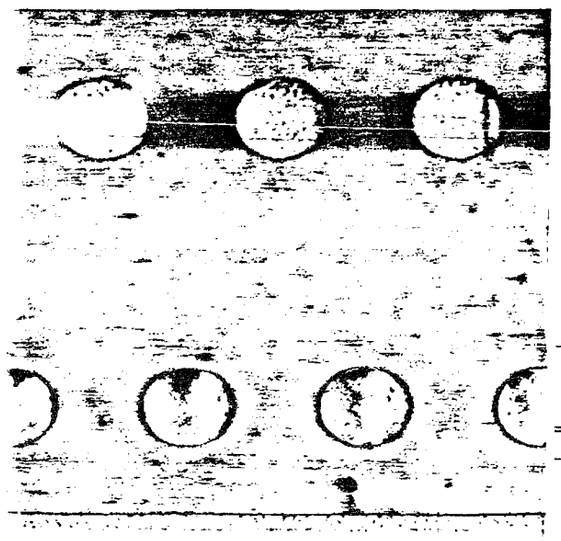
WARRANTY DEED

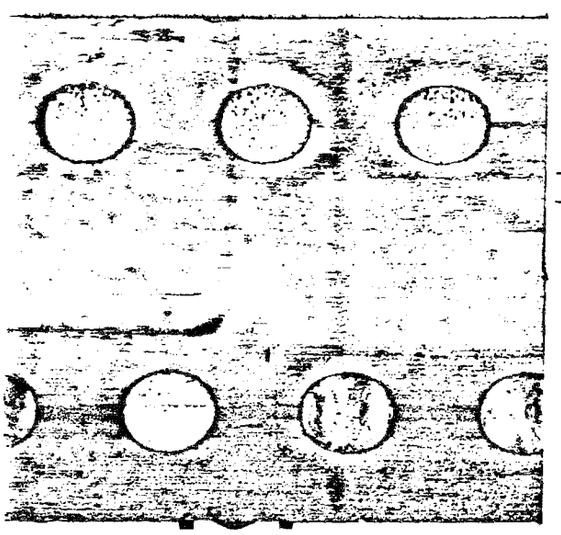
FROM
JOHN F. CARNEY, III AND WIFE,
PATRICIA A. CARNEY

TO
JAMES R. TUERFF AND WIFE, JULIE K. TUERFF

5.14 10/04 0101 DEC REC 19.50

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 10215 PG 982

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	
				515000.00
			DON TX	1905.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1914.50
			CHECK	1914.50
10/04/96	01		11:07 0001	6714

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233009
IDENTIF. # REFERENCE

96 OCT -4 AM 11:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073788

No. [redacted]