WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE BOOK 10216 PG 869
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,750.00

Jimmy Dunlap
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Dunlap / Jeffrey Munday	Simmons First National Bank	MAP 072-11-0
(NAME) 3720 Creekland Ct	(NAME) 11101 Anderson Drive, Suite 100	PARCEL 498.00
(ADDRESS) Nashville TN 37218	(ADDRESS) Little Rock, AR 72221-4410	FB# 15DZ 62650
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Barbara J. Henson McGee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby Dunlap and Jeffrey H. Munday

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. 2A on the plan of Zone Lot Division Lots 1 and 2 resubdivision of Lots 2 and 4 on the plat of W. J. Myers Subdivision, of record in Book 6200, page 211 as amended in Book 6200, page 359, Register Office for said County.

Said Lot No 2A, which is a corner lot, fronts 59.36 feet on the westerly margin of Burns Street and fronts 23.69 feet on the southerly margin of Litton Avenue, said frontage being joined by a curve having a length of 36.02 feet, and extends back 90.09 feet on the westerly line and 55.86 feet on the southerly line to a point of intersection.

Being the same property conveyed to Barbara J. Henson McGee by deeds of record in Book 7909, page 954 and Book 8732, page 699, Register's Office, Davidson County, Tennessee.

Barbara J. McGee, Barbara J. Henson McGee and Barbara J. Henson being one and the same persons.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Park Avenue Mortgage Company, Inc. of record in Book 7909, page 957, Register's Office for Davidson County, Tennessee, and also that the escrow acount in connection with the aforesaid deed of trust is hereby transferred to the said grantees. The aforesaid Deed of Trust has since been assigned to Simmons First National Bank.

unimproved ( )
This is improved (X) property, known as 1430 B Litton Avenue, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this ~~18th~~ 30Th day of September 19 96

Barbara J Henson McGee

Barbara J. Henson McGee

BOOK 10216 PG 870

STATE OF ~~TENNESSEE~~ NORTH CAROLONA
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara J. Henson McGee

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Matthews, N.C. ~~Tennessee~~, this 30th day of September 19 96.

Commission expires 1-30-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

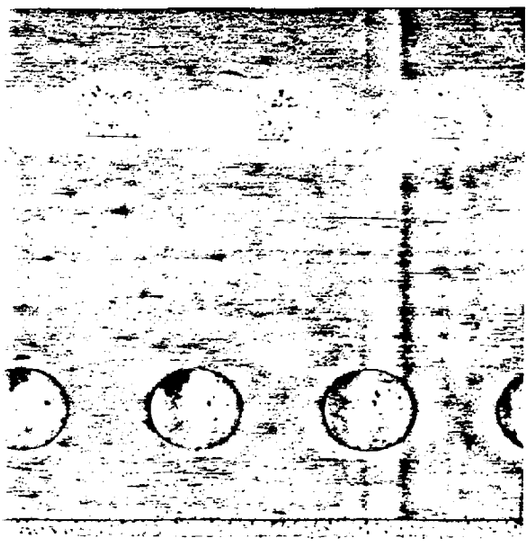
0233245

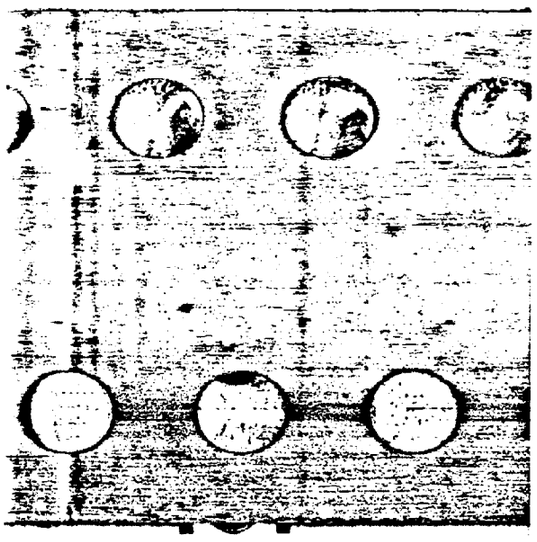
IDENTIFICATION REFERENCE

96 OCT -4 PM 3:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5960 10/04 0101 03CHECK 159.78





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

RECEIVED OF _____

FOR _____

BOOK 10216 PG 871

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
			CART	40750.00
			CON TX	150.78
			PRFEE	1.00
			WDEED	8.00
			TOTAL	159.78
			CHECK	159.78
10/04/96	01		15:49 0001	6960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233245
IDENTIFICATION REFERENCE

96 OCT -4 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1074032

No. [redacted]