THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10224 PG 233

The actual consideration or value, whichever is greater, for this transfer is $ 67,000.00

James D. Moore
Affiant

Subscribed and sworn to before me, this 10th day of October 1996

Mitchell A. Watts
Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES D. MOORE 313 Flora Maxwell Road Nashville, Tennessee 37211	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 147-8 PARCEL 172

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY SEVEN THOUSAND AND NO/100---------- ---------- ($ 67,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, RICHARD G. RYDER, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto JAMES D. MOORE, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract or parcel of land lying in the First Civil District of Davidson County, Tennessee, and being the easterly 50.0 feet of Lot No. 13 and the westerly 25.0 feet of Lot No. 14 on the plan of the H. Chester Maxwell Property (not of record) and being more particularly described as follows:

BEGINNING at the southeasterly corner of the property conveyed to William E. Davis, as recorded in Deed Book 3406, page 578, Register's Office for Davidson County, Tennessee, said point of beginning being the southwesterly corner of the herein described property and lying on the north side of Flora Maxwell Road; thence leaving said north side of said road and running in a northerly direction a distance of 115.3 feet (deed) to the northwesterly corner of the herein described tract; thence running in an easterly direction a distance of 75.0 feet (deed) to the northeasterly corner of the herein described property; thence running in a southerly direction a distance of 115.3 feet (deed) to a point on the north side of Flora Maxwell Road, said point being the southeasterly corner of the herein described property; thence running with the north side of said road in a westerly direction a distance of 75.0 feet (deed) to the point of beginning.

BEING the same property conveyed to Richard G. Ryder by deed from Pace Properties, Inc., of record in Book 7566, page 944, Register's Office for Davidson County, Tennessee.

This is improved property known as 313 Flora Maxwell Road, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of H. Chester Maxwell Property (not of record) of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s_ himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 10th day of October, 19 96.

RICHARD G. RYDER

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD G. RYDER, UNMARRIED, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of October, 1996.

My Commission Expires: November 22, 1997

Notary Public

TATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

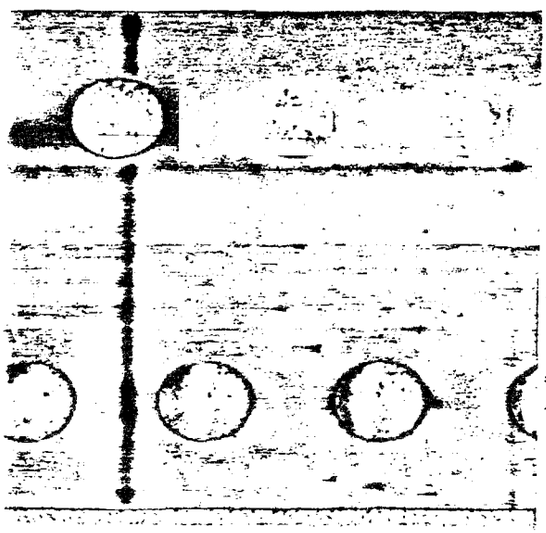
0235552

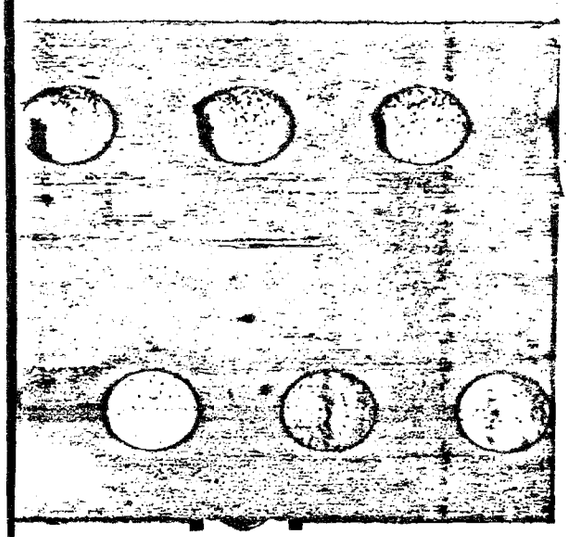
IDENTIFICATION REFERENCE

96 OCT 14 AM 10:09

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

9429 10/14 0101 03CHECK 256.90





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

RECEIVED OF _____

FOR _____

BOOK 10224 PG 235

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 67000.00
				CON TX 247.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 256.90
				CHECK 256.90
			10/14/96 01	10:16 0001 9429

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235552
IDENTIF. & REFERENCE

96 OCT 14 AM 10:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

Nº 1076475

No [redacted]