Box 37 Pkt

BOOK 10251 PG 553

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Kellye W. Wilson 5065 English Village Drive Nashville, TN 37211	161-10-0-A-178 CO	SunTrust Mortgage, Inc.

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CAW)
414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Lori Dawn Franklin Magda and husband Darren T. Magda** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Kellye W. Wilson** (the "Grantee"), Grantee's (heirs) (successors) and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters shown on the Plan of record in Plat Book 6250, page 169, said Register's Office as corrected in Book 8484, page 140.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 6143, page 11, as amended in Book 6398, page 495, said Register's Office.

This is improved property, known as **5065 English Village Drive, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Kellye W. Wilson
Affiant

Subscribed and sworn to before me this 4 day of November, 1996.

Carol A. Wilson
Notary Public
My Commission Expires: 11-20-98

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0381571.01
999999-010 11/04/96

Darren T. Magda joins in this conveyance for the express purpose of granting any marital rights he may hold in the property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4 day of November, 1996.

Lori Dawn Franklin Madga

Lori Dawn Franklin Madga

Darren T. Magda

Darren T. Magda

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 Lori Dawn Franklin Magda and Darren T Magda, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 4th day of November, 1996.

Carol A. Wallace

NOTARY PUBLIC

My Commission Expires: 11-20-96

0381571.01
999999-010 11/04/96

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Phase Two, Villages of Brentwood, of record in Book 6250, page 169 and Book 8484, page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

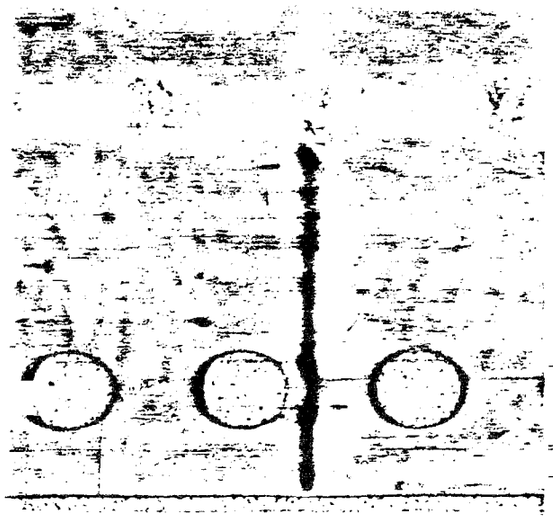
Being the same property conveyed to Lori Dawn Franklin by deed from Joseph P. Sessions and wife, Lisa F. Sessions of record in Book 8937, page 141, said Register's Office.

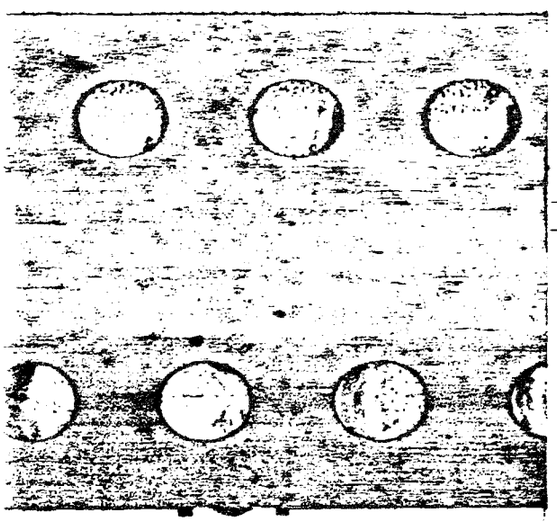
024080
IDENTIF. # REFERENCE

96 NOV -6 AM 10:42
REGISTER
DAVIDSON COUNTY, TN.

0381571.01
999999-010 11/04/96

3647 11/06 2101 96CHECK 475.50





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

RECEIVED OF _____

FOR _____

BOOK 10251 PG 556

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			AMT	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			MTGFEE	12.00
			TOTAL	475.50
			CHECK	475.50
11/06/96		01	10:44 0001	8617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244080 IDENTIF. # REFERENCE

96 NOV -6 AM 10:42

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1085541