ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Julia Ann Ware	NationsBanc Mortgage Corporation	
1900 Karen Drive	NEW OWNER	Map 107-05-0
Nashville, TN 37217	P. O. Box 35140	Parcel 058.00
	Louisville, KY 40232	

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Blvd, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Raymond H. Sexton and wife, Ruth G. Sexton (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Julia Ann Ware, an unmarried woman (The "Grantee"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 177 on the Plan of Bel-Air, Section II, as of record in Book 2900, Page 29-32, in the Register's Office for said County.

Said Lot fronts 101 feet on the northerly side of Karen Drive and runs back 84 feet on the easterly line and 117 feet on the westerly line, to a dead line in the rear on which it measures 112 feet.

Being the same property conveyed to Raymond H. Sexton and wife, Ruth G. Sexton by Installment Deed from Irvin R. Merickle and wife, Nannie Margaret Merickle of record in Book 4652, page 835, said Register's Office for Davidson County, Tennessee.

"The description is the same as was used in the last deed of record."

This conveyance is subject to taxes for the year 1997 and subsequent years, easements of record.

This property is commonly known as 1900 Karen Drive, Nashville, TN 37217.
Tax records show 1904 Karen Drive, Nashville, TN 37217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $73,000.00.

Julia Ann Ware
Affiant

Subscribed and sworn to before me this 14th day of November, 1996.

EVELYN D. WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires My Commission Expires SEPT. 23, 2000

96 NOV 15 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0246738

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantees's heirs and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 14th day of November, 1996.

Raymond H. Sexton

Ruth G. Sexton

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

1473 11/15 0101 03CHECK 279.10

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond H. Sexton and wife, Ruth G. Sexton, the bargainors, with whom I am personally acquainted, for proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein.

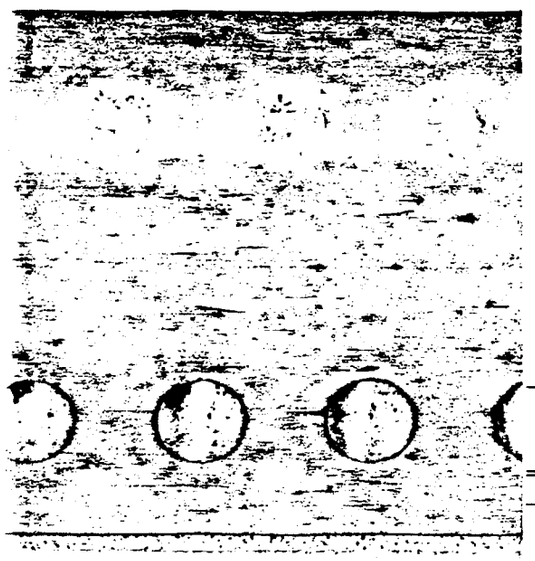
WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of November, 1996.

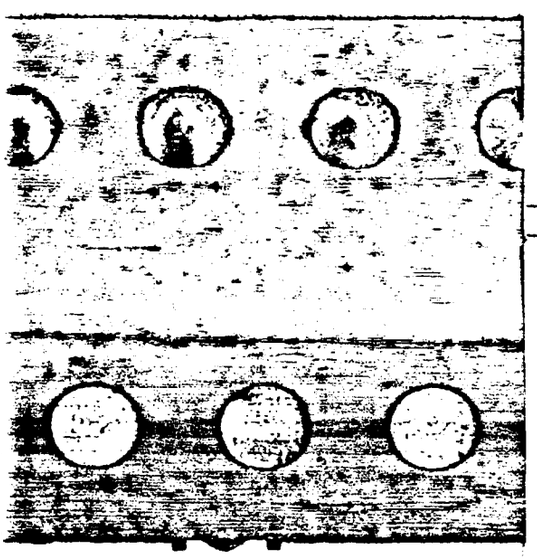
EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 23, 2000





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

RECEIVED OF _____

FOR _____

BOOK 10259 PG 824

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 8.00
TOTAL 279.10
CHECK 279.10

11/15/96 01 09:00 0001 1473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246738
IDENTIF. ↑ REFERENCE

96 NOV 15 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1088356