BOOK 10272 PG 338

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 43,500.00

Valerie L. Stouder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valerie L. Stouder (NAME)	Mortgage Resources, Inc. (NAME)	MAP 83-5
1012 Seymour Avenue (ADDRESS)	404 BNA Dr., Suite 400, Bldg.200 (ADDRESS)	PARCEL24.01
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Jean Kent Dickinson, Executrix of the Estate of Mildred Perry Evans

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Valerie L. Stouder, unmarried

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 part of Lot No. 58 in Stratton and Seymour's Addition to Edgefield, now East Nashville, a plan of whichis of record in Book 57, Page 23, Register's Office for said County, described as follows:

BEGINNING on the southerly margin of Seymour Street or Avenue, at the corner of Lots 57 and 58 on said plan; thence with the southerly margin of said Street or Avenue, easterly 60 feet; thence southerly parallel with the line between said two lots, 155 feet to the northerly margin of a proposed 12 foot alley; thence westerly with the northerly margin of said proposed alley, 60 feet to the line between said Lot Nos. 57 and 58; thence with said line, northerly 155 feet to the beginning, incluing and excluding a strip of ground 5 feet in width, which was dedicated for public use to be used as a part of Seymour Street or Avenue, in the deed from A. H. Robinson and J. C. Bradford to G. W. Jarman and P. C. Jarman, as of record in Book 203, Page 290, said Register's Office.

BEING the same property conveyed to J. E. Perry, III and Ella Mildered Perry Hopkins Evans by deed from J. E. Perry, III and Ella Mildred Perry Hopkins Evans (both now being deceased), of record in Book 3407, Page 521, Register's Office for said County. See also Will in Will Book 205, Page 414, Register's

CONTINUED

unimproved ( )
This is improved (X) property, known as 1012 Seymour Avenue, Nashville, TN 37206
(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 25th day of November 19 96

Jean Kent Dickinson

Jean Kent Dickinson

BOOK 10272 PG 339

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 Jean Kent Dickinson, Executrix

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 Nashville, Tennessee, this 25th day of November, 19 96.

Commission expires January 20, 1999

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

9684 11/26 0101 03CHECK 173.95

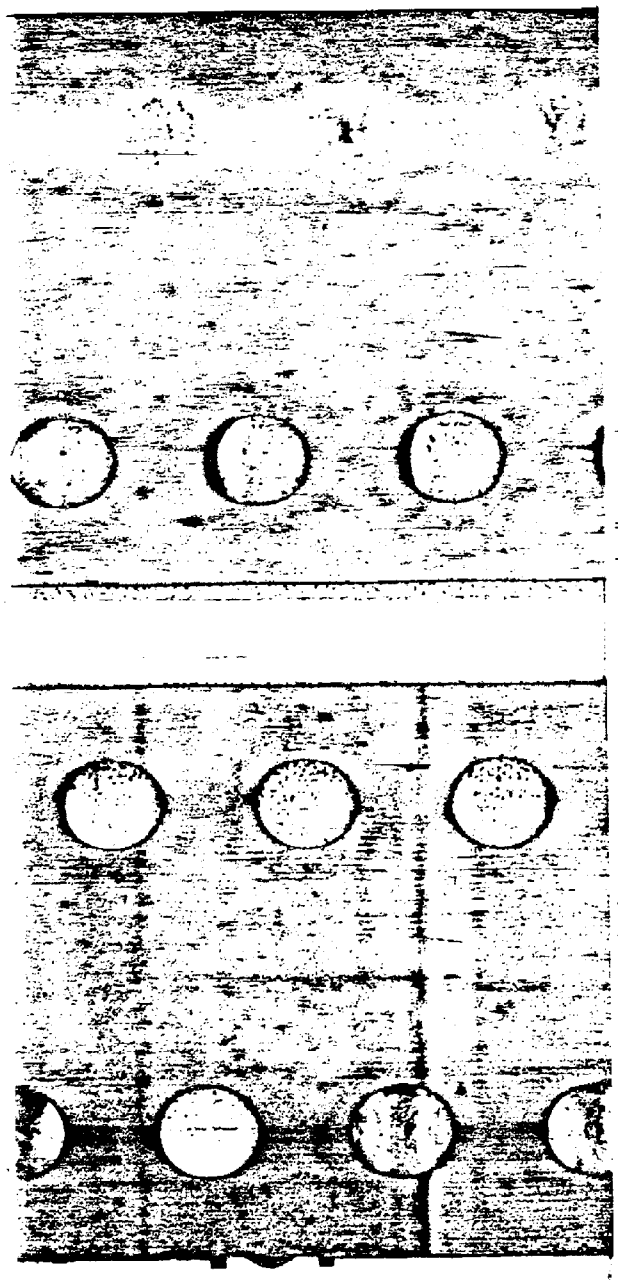
LEGAL DESCRIPTION CONTINUATION

Office for said County.

02504492
IDENTIF. # REFERENCE

96 NOV 26 PM 2:53

REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10272 PG 341

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 43500.00
CON TX 160.95
PRFEE 1.00
WDEED 12.00
TOTAL 173.95
CHECK 173.95

11/26/96 01 14:54 0001 9684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02504492
IDENTIF. REFERENCE

96 NOV 26 PM 2:53
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1092370