2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,500.00

Patrick Bryan Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE SEAL

THIS INSTRUMENT WAS PREPARED BY
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Patrick Bryan Petty (NAME)	First Nationwide Mortgage Corp. (NAME)	MAP 133-6
3701 Tibbs Drive (ADDRESS)	P. O. Box 7300 (ADDRESS)	PARCEL 170
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Gaithersburg, MD 20898-7300 (CITY) (STATE) (ZIP)	6DA56739

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, Sharon S. Sisco, Executrix of the Estate of Gladys M. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patrick Bryan Petty, 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:

BEING a tract of land on the southerly margin of Tibbs Drive, of record in Deed Book 3884, Page 539, Register's Office, Davidson County, Tennessee, and being furthers described according to a mortgage loan inspection by Campbell, McRae and Associates Surveying, Inc., License #1673, 2424 21st Ave., So., Suite 201, Nashville, TN 37212, dated November 25, 1996, as follows:

BEGINNING on the southerly margin of Tibbs Drive at the northwest corner of a Lot on the Plan of Leonard Heights, as of record in Plat Book 2330, Page 15, Register's Office for said County; thence with the westerly line of said Lot, South 2 degrees 01 minute West, 231.4 feet; thence northwesterly 136.75 feet to a point; thence with the same, northerly 134.5 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northeasterly 39.27 feet to the southerly margin of Tibbs Drive; thence with the same easterly 91.82 feet to the beginning.

Being the same property conveyed to John E. King and wife, Gladys M. King by deed of record in Book 3884, Page 539, Register's Office, Davidson County, Tennessee. The said John E. King having predeceased Gladys M. King. The said Gladys M. King is now deceased as evidenced by Will in the Probate Court of Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3701 Tibbs Drive, Nashville, TN 37211
(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 26th day of November 19 96

Sharon S. Sisco, Executrix

96 DEC 27 01:01 PM 03CHECK 258.75

BOOK 10273 PG 619

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 Sharon S. Sisco, Executrix of the Estate of Gladys M. King

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 26th day of November, 19 96.

Commission expires 3-21-98

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

LEGAL DESCRIPTION CONTINUATION

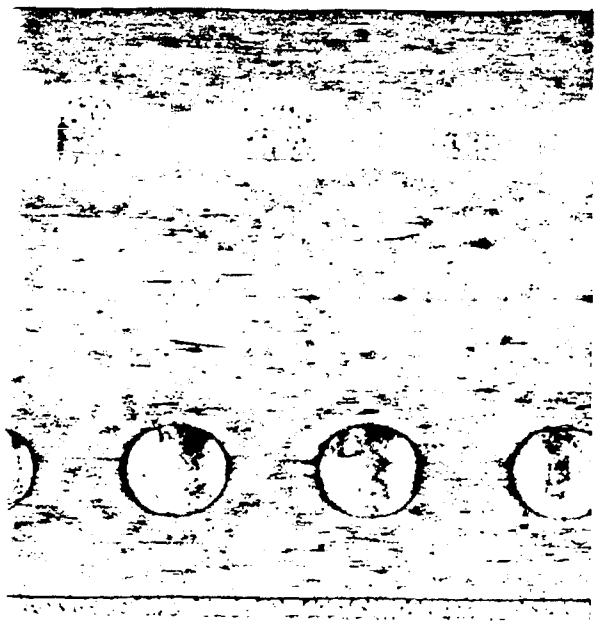
The Executrix herein warrants to the grantee that she shall defend this estate for all taxes and debts whatsoever.

Sharon S. Sisco and Sharon Sue Sisco is one in the same person.

This is the same description as in previous deed of record.

0250757
IDENTIF. ↑ REFERENCE

96 NOV 27 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

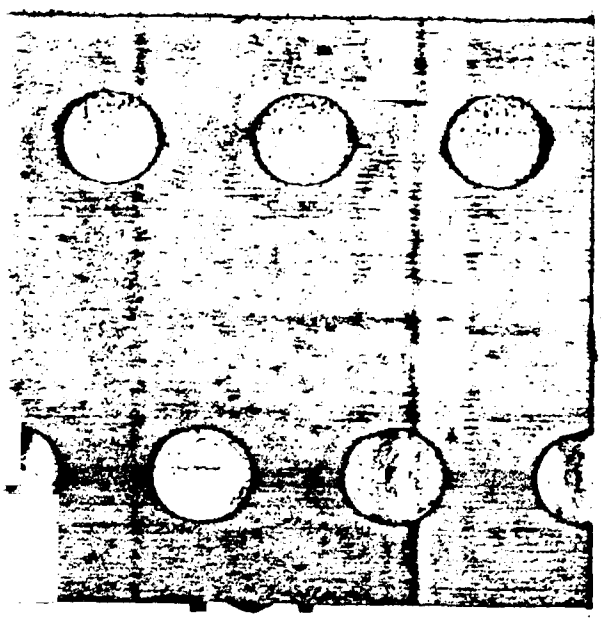
RECEIVED OF _____

FOR _____

BOOK 10273 PG 620

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75

11/27/96 01 13:56 0001 9961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250757
IDENTIF. ✦ REFERENCE

96 NOV 27 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092644