WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

10277 PG 164

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,533.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

TISHA C. BREW NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
D.W. McMACKIN, 5200 MARYLAND WAY, SUITE 105, BRENTWOOD, TENNESSEE 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LEROY G. GOINS, JR. (NAME)	SOUTHERN FINANCIAL, INC. (NAME)	MAP & PARCEL NO.
540 NAWAKA TRAIL (ADDRESS)	4825 TROUSDALE DRIVE, SUITE 238 (ADDRESS)	105-3-265
MADISON, TN 37115 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37220 (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, SOUTHERN FINANCIAL, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEROY G. GOINS, JR.

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:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 2nd Avenue South, formerly Market Street, on the line between Lots Nos. 27 and 28; thence with said Avenue Northerly 27-1/2 feet to what was formerly D. T. Reynolds S. E. corner; thence with his southerly line westerly 127-1/2 feet, more or less, to the easterly margin of an alley; thence with said alley southerly 27-1/2 feet to the line between said Lots 27 and 28; thence with said line easterly 127-1/2 feet, more or less to the beginning.

BEING the same property conveyed to Southern Financial, Inc., by deed from David W. McMackin, Substitute Trustee, of record in Book 10237, page 93, Register's Office for Davidson County, Tennessee.

0944 12/03 0101 03CHECK 129.38

unimproved ( )
This is improved (X) property, known as 1824 4th AVENUE NORTH, NASHVILLE, TN 37210
(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 14th day of November 19 96

SOUTHERN FINANCIAL, INC.

By:

STAN MacINTOSH, SR. VICE-PRESIDENT

96 DEC -3 AM 8:46
DAVIDSON COUNTY, TN. REGISTER

IDENTIFICATION REFERENCE 025 1693

BOOK 10277 PG 165

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

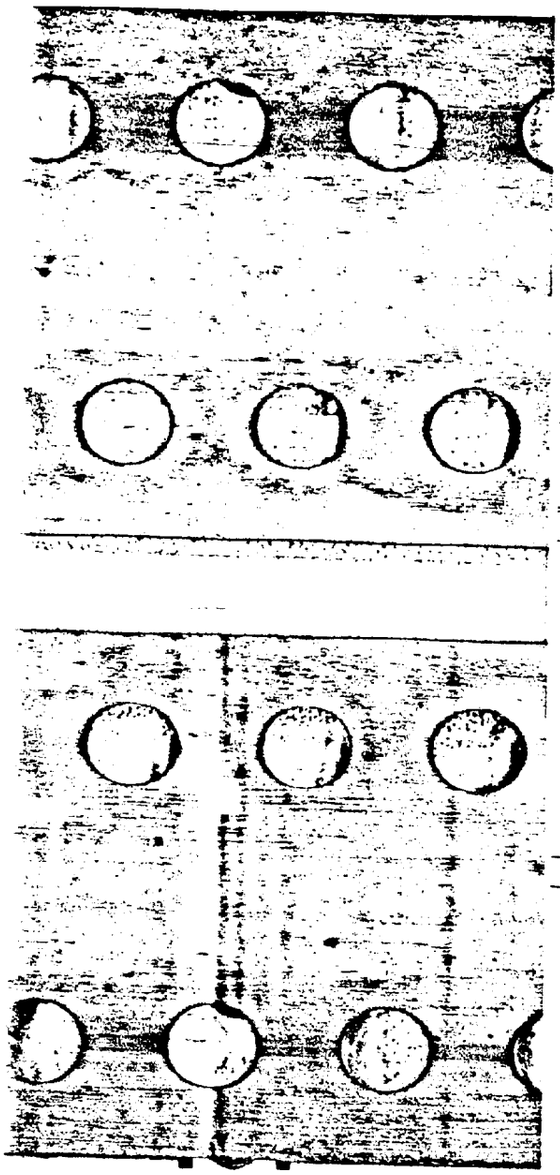
Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared STAN MacINTOSH and _____ . _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the SENIOR VICE-PRES. and _____ respectively of the SOUTHERN FINANCIAL, INC. the within named bargainor, and corporation, and that he as such SENIOR VICE-PRES. 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 STAN MacINTOSH as such SENIOR VICE-PRES., and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at BRENTWOOD, TENNESSEE on this the 14th day of November 1996.

My commission expires 7/25/[illegible]

TISHA C. BREWER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10277 PG 166

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 32533.61
				CON TX 120.38
				PRFEE 1.00
				WDEED 8.00
				TOTAL 129.38
				CHECK 129.38
12/03/96	01			08:45 0001 0944

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0251693
IDENTIF. ← REFERENCE

96 DEC -3 AM 8:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093615