BOOK 10281 PG 392

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 72,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of December 19 96

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WALTER ED BRANHAM, JR. 421 Lemont Drive Nashville, Tennessee 37216	PACIFIC SOUTHWEST BANK 4144 N. Central Expressway #900 Dallas, Texas 75204	MAP 61-5A PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY TWO THOUSAND AND NO/100---------- ---------- ($ 72,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , PAUL RAY STEPHENS, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto WALTER ED BRANHAM, JR., MARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit No. 104 on the Condominium Site Plan, Phase I of Poplar Glen, of record in Plat Book 6900, page 646, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Paul Ray Stephens by deed from Fox Ridge Homes, Inc., of record in Book 7797, page 284, Register's Office for Davidson County, Tennessee.

2299 12/05 0101 03CHECK 275.40

0252911
IDENTIF. ↑ REFERENCE
96 DEC -5 AM 9:40
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 421 Lemont Drive, Nashville, Tennessee 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Poplar Glen Phase I of record in Book 6900 , page 646 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself ___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 3rd day of December, 19 96.

Paul Ray Stephens
PAUL RAY STEPHENS

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 PAUL RAY STEPHENS, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of December, 19 96.

Mitchell A. Watts
Notary Public

My Commission Expires: November 22, 1997

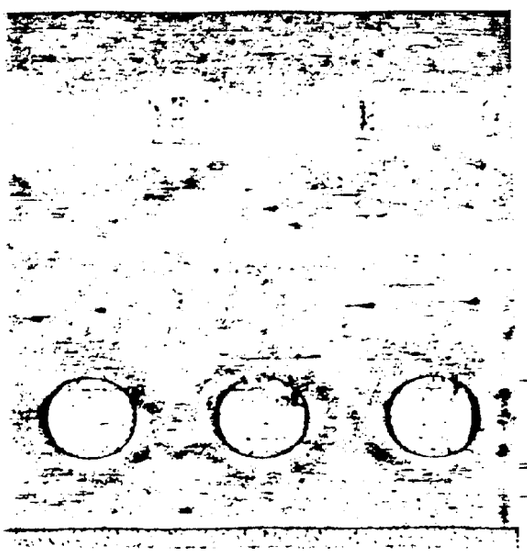
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

_____
Notary Public

My Commission Expires: _____



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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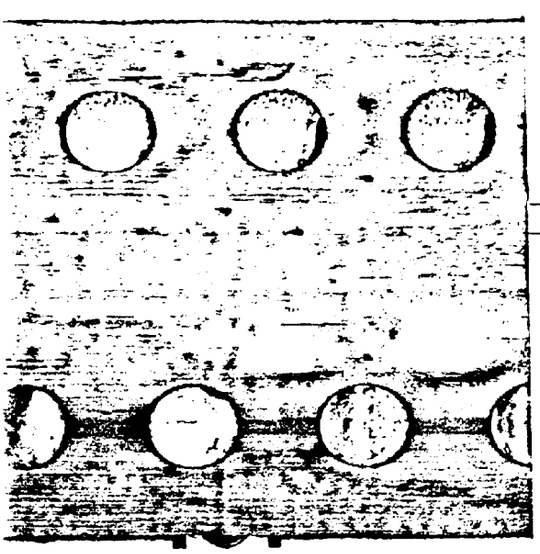
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 8.00
TOTAL 275.40
CHECK 275.40

12/05/96 01 09:43 0001 2299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0252911
IDENTIF. ↑ REFERENCE

96 DEC -5 AM 9:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1094955