WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35145)

BOOK 10292 PG 822

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $76,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 19 96

Notary Public

MY COMMISSION EXPIRES: 2/9/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
David A. Mills	Pacific-Southwestern Mortgage	Map 71
2510 Woodyhill Drive	4144 North Central Expressway Suite 900	Group 4
Nashville, Tennessee 37207	Dallas, Texas 75204	Parcel 179

FOR AND IN 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, THE HEIRS OF OPAL H. CARRIGAN HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID A. MILLS and wife, DIANE MILLS; and TALANA MILLS, a single person 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 Lot No. 215 on the plan of Joywood Heights, Section 2, as of record in Book 1130, page 92 and 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Opal H. Carrigan by deed from Robert B. Stephenson, Sr. and wife, Alyce M. Stephenson, of record in Book 4396, page 738, Register's Office for Davidson County, Tennessee. The said Opal H. Carrigan having since died.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 1997, a lien but not yet due and payable.

All matters of record in Book 1130, page 92 and 93, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

2510 Woodyhill Drive, Nashville, Tennessee 37207
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 our hand(s) this the 13th day of December, 19 96.

Billy R. Carrigan Thomas M. Carrigan By Billy R. Carrigan Atty
Ann H. Woodroof By Billy R. Carrigan Atty
James Ref Carrigan By Billy R. Carrigan Atty

BOOK 10292 PG 823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Billy R. Carrigan, the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this the 13th day of December, 19 96.

NOTARY PUBLIC

My Commission Expires: 2/9/98

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 Billy R. Carrigan, 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 on behalf of Thomas M. Carrigan, Ann H Woodroof, and James Rex Carrigan as their Attorney-in-Fact and the free act and deed of the within named Thomas M. Carrigan, Ann H Woodroof and James Rex Carrigan.

Witness my hand, at office, this 13th day of December, 19 96.

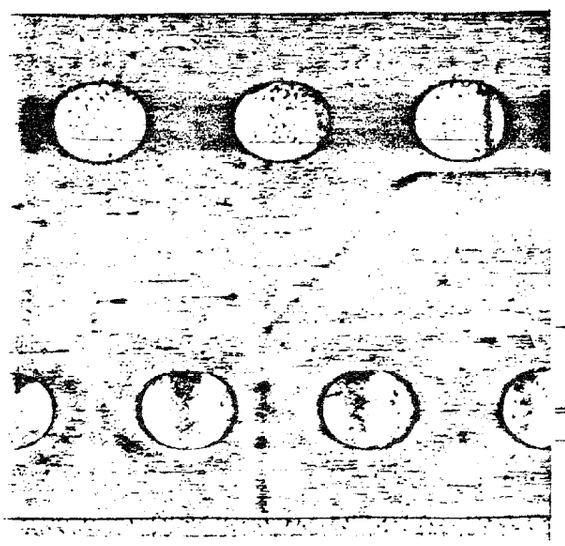
NOTARY PUBLIC

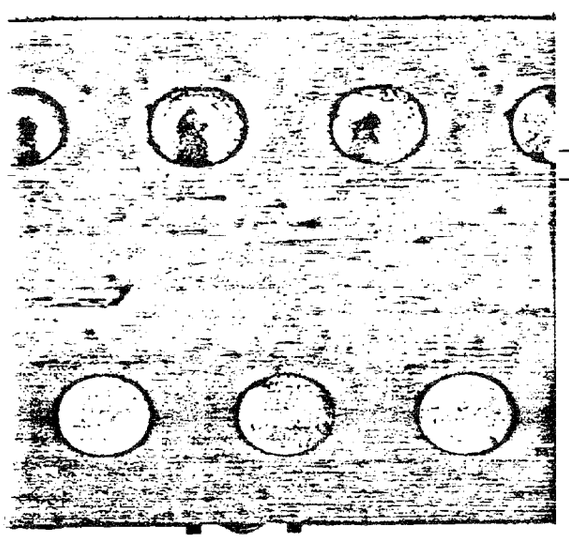
My commission expires: 2/9/98

0256544
IDENTIF. A REFERENCE

96 DEC 17 AM 10:29
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6503 12/17 0101 03CHECK 292.05





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

RECEIVED OF _____

FOR _____

BOOK 10292 PG 824

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 76500.00
				CON TX 283.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 292.05
				CHECK 292.05
12/17/96		01		10:30 0001 6503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256544 IDENTIF. # REFERENCE

96 DEC 17 AM 10:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1099108