Box 24

BOOK 10293 PG 671

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

TAMMY K. DUB
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

Notary Public
MY COMMISSION EXPIRES 11/25/2000
(AFFIX 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
Lewis Evans, Jr. (NAME)	Southeastern Mortgage (NAME)	150-9
3101 Kinwood Drive (ADDRESS)	565 Marriott Drive, Suite 250 (ADDRESS)	106
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	2DX05424

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, Andrew Joseph Luther and wife, Elaine Glover Luther

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lewis Evans, Jr., a married 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 44, Section Four, Phase Two, Forest View Park, as recorded in Book 5200, Page 674, as amended in Deed Book 6220, Page 648, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Andrew Joseph Luther and wife, Elaine Glover Luther by deed from Eugene Stasiowski and wife, Katherine M. Stasiowski of record in Book 9331, Page 771, Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to restrictions of record in Book 6312, Page 609, said Register's Office.

This conveyance is subject to public utility and drainage easement, utility anchor easements, overhang easement, Columbia Gulf Gas Transmission Co. easement, and minimum building setback lines of record in Book 5200, Page 674, as amended in Deed Book 6220, Page 648, said Register's Office.

This is improved (X) unimproved ( ) property, known as 3101 Kinwood Drive, Antioch, TN 37013
(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 our hand s this 13th day of December 19 96

Andrew Joseph Luther

Elaine Glover Luther

BOOK 10293 PG 672

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 Andrew Joseph Luther and wife, Elaine Glover Luther

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 19

Commission expires 11/25/2000

Notary Public

TAMMY K. GIBB 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_____.

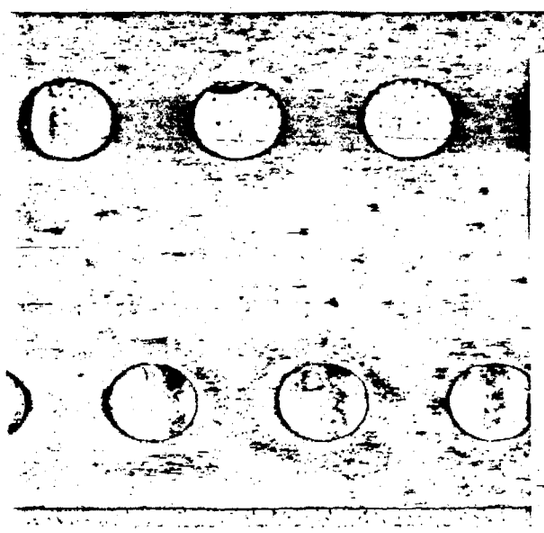
My commission expires _____

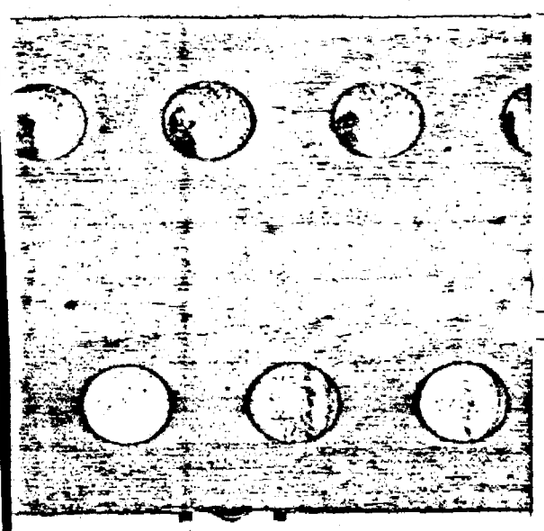
_____
Notary Public

0256764
IDENTIF. ↑ REFERENCE

96 DEC 18 AM 8:50
FELIX A. ROBERTS REGISTER
DAVIDSON COUNTY, TN.

6746 12/18 0101 03CHECK 360.50





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

RECEIVED OF _____

FOR _____

BOOK 10293 PG 673

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 360.50
				CHECK 360.50
			12/18/96 01	08:49 0001 6746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256764
IDENTIF. # REFERENCE

96 DEC 18 AM 8:50
FELIX Z. WILSON, REGIS
DAVIDSON COUNTY, TN

No. 1099345