50-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
BOOK 10297 PG 430

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 151,700.00

Charles E. Poston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: F.E. 99
(AFFIX SEAL)

rcbw

BANKERS TITLE & ESCROW CORPORATION
3310 West End Avenue #Floor 4
NASHVILLE, TENNESSEE 37203
(615) 292-5900

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Poston (NAME)	First Federal Bank, FSB (NAME)	MAP 86-4A
104 Oak Hollow (ADDRESS)	4205 Hillsboro Road, Suite 101 (ADDRESS)	PARCEL 44 CO
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37215 (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, Tony McKinnis and wife, Mary Jane McKinnis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Poston and wife, Sandra Poston

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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of OAKCREST, Phase 1-B, of record in Plat Book 6900, page 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tony McKinnis and wife, Mary Jane McKinnis, by deed from Zaring National Corporation, an Ohio Corporation, of record in Book 8061, page 72, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

0257789
IDENTIF. & REFERENCE

96 DEC 20 AM 11:51
DAVIDSON COUNTY, TN.

7874 12/20 0101 03CHECK 570.29

unimproved ( )
This is improved (X) property, known as 104 Oak Hollow, Hermitage, Tennessee 37076
(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 16th day of December 19 96

Tony McKinnis, by Jerome B. Spector, Attorney in Fact
Tony McKinnis, by Jerome B. Spector, Attorney in Fact

Mary Jane McKinnis, by Jerome B. Spector, Attorney in Fact
Mary Jane McKinnis, by Jerome B. Spector, Attorney in Fact

BOOK 10297 PG 431

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 Tony McKinnis and wife, Mary Jane McKinnis

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 16th day of December, 19 96.

Commission expires _____

_____
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

STATE OF MISSOURI
COUNTY OF St. Louis

On this 13th day of December, 1996, before me personally appeared Jerome B. Spector, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tony McKinnis and Mary Jane McKinnis and acknowledged that he executed the same as the free act and deed of Tony McKinnis and Mary Jane McKinnis.

WITNESS my hand and seal this 13th day of December, 1996.

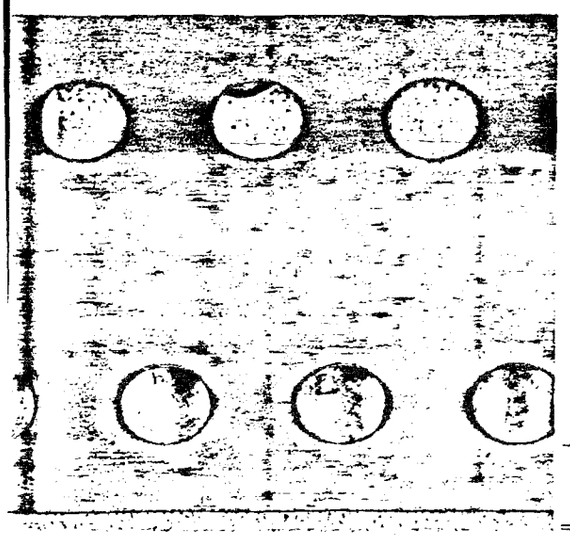
My Commission Expires:

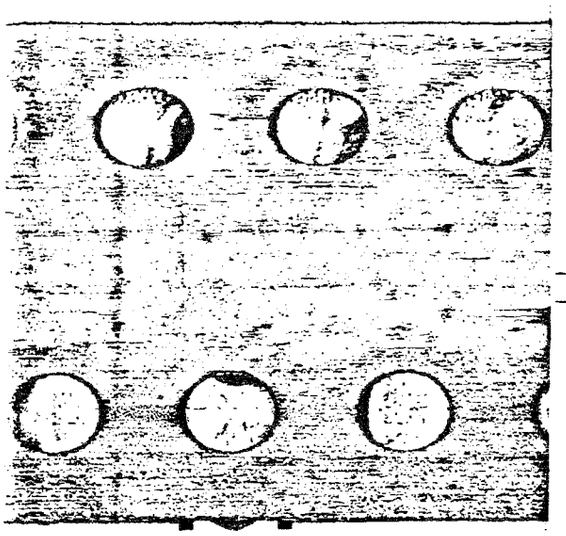
Linda M Rodgers

Linda M Rodgers
Notary Public

LINDA M RODGERS
NOTARY PUBLIC STATE OF MISSOURI
ST LOUIS COUNTY
MY COMMISSION EXP OCT 26,1999

(SEAL)





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

RECEIVED OF _____

FOR _____

BOOK 10297 PG 432

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 151700.00
CON TX 561.29
PRFEE 1.00
WDEED 8.00
TOTAL 570.29
CHECK 570.29

12/20/96 01 11:53 0001 7874

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257789
IDENTIFICATION REFERENCE

96 DEC 20 AM 11:51

DAVIDSON COUNTY, TN.

No. 1100456