After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 10303 PG 308

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **DELORES F. BULLION, unmarried**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **AMERICAN NATIONAL FINANCIAL, INC., a Tennessee Corporation**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 35 on the Map of Happy Valley, Section "B", not of record, described according to a survey made by Z. J. Wilkerson, Surveyor, dated September 2, 1945, as follows:

Beginning at a point in the northerly margin of Bobby Avenue, the corner of Lots Nos. 34 and 35; thence with the line between said Lots, northerly 140 feet to a point, the corner of Lots Nos. 15 and 16; thence with the line between Lot No. 16 and Lot No. 35, easterly 75 feet to a point, the corner of Lots 17 and 36; thence with the line of Lots 35 and 36, southerly 140 feet to the northerly margin of Bobby Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

Being the same property conveyed to Delores F. Bullion by quitclaim deed from Robert C. Bullion, dated December 6, 1996, recorded in Book 10303, page 305, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all existing easements and restrctions.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 27th day of December, 1996.

DELORES F. BULLION

985 12/30 0101 03CHECK 200.00

96 DEC 30 AM 9:08
DAVIDSON COUNTY, TN.

02595 94
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DELORES F. BULLION, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 20TH day of December, 1996.

Notary Public

My Commission Expires: MARCH 16, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,320.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20TH day of December, 1996.

Notary Public

My Commission Expires: MARCH 16, 1999

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

MAP AND PARCEL NUMBERS: Map 073-01 Parcel 085.00

ADDRESS NEW OWNER:

American National Financial ~~Trust~~
1451 Elm Hill Pike, Suite 301
Nashville, TN 37210

SEND TAX BILLS TO:

American National Financial
1451 Elm Hill Pike, Suite 301
Nashville, TN 37210



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 310

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 70320.00
CON TX 260.19
PRFEE 1.00
WDEED 8.00
TOTAL 269.19
CHECK 269.19

12/30/96 01 09:09 0001 9891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02595 94
IDENTIF. ↑ REFERENCE

96 DEC 30 AM 9:08

REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No. 1102448