This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

BOOK 10305 PG 881

WARRANTY DEED

Address new owner as:	Send tax bills to:	Map-Parcel
Sherri Stotts, Trustee	Same	Map 42-15
1601 Debow Street		Par 111
Old Hickory, Tennessee 37138		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John W. Lovell, an unmarried person, (the "Grantor") have this day bargained and sold, and do hereby transfer and convey to Sherri Stotts, Trustee, (the "Grantee"), her heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 45 on the Map of Belair Heights, Section III, of record in Book 2133, page 104, Register's Office for said County, to which plat reference is made for a more complete and accurate description.
>
> Being the same property devised to John W. Lovell, with a Life Estate to F. O. Woodroof under the Last Will and Testament of Martha E. Lovell filed for record in Book 9749, page 894, Register's Office, Davidson County, Tennessee, the said F. O. Woodroof having since died.

This is improved property known as 204 Beverly Drive, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with said Grantee that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered.

And I, the Grantor, further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 30TH day of December, 1996.

0260275
IDENTIF. ↑ REFERENCE

96 DEC 31 AM 11:29
FELIX Z. HUDSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

JOHN W. LOVELL

0694 12/31 0101 03CHECK 349.40

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10305 PG 882

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John D. Lovell, the within named 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, at office, this 30th day of December, 1996.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $92,000.00.

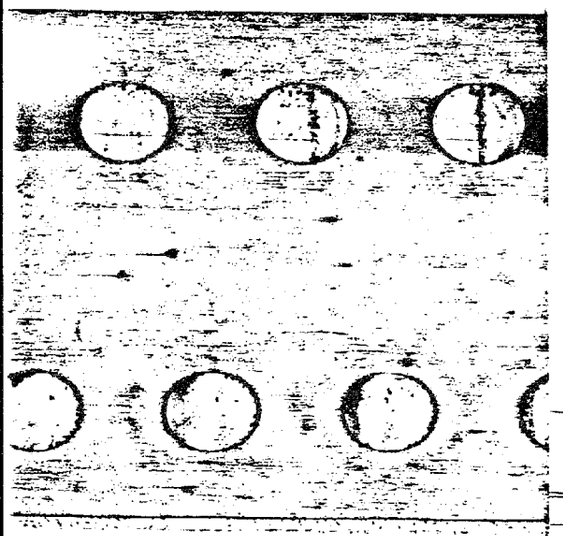
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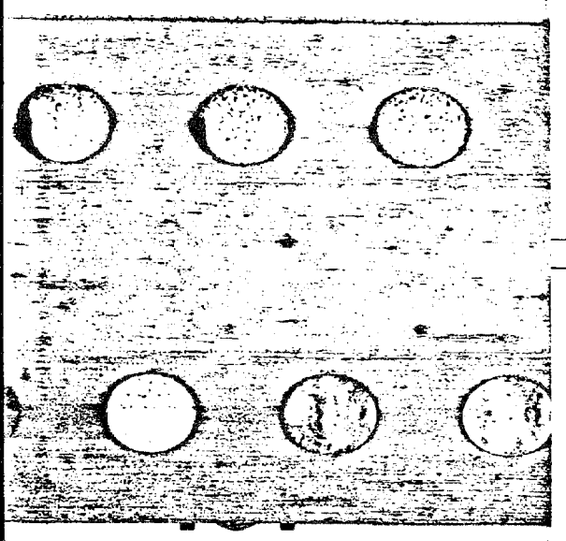
Subscribed and sworn to before me, this 30th day of December, 1996.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10305 PG 883

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 92000.00
				CON TX 340.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 349.40
				CHECK 349.40
			12/31/96 01	11:31 0001 0694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02602 75

IDENTIF. ↑ REFERENCE

96 DEC 31 AM 11:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103247