Name & Address New Owner:	Send Tax Bills to:
JERRY W. STEPHENS AND WIFE, MELODY R. STEPHENS 309 Oriel Ave. Nashville, TN 37210	NationsBanc Mtg. Corp. P. O. Box 105076 Atlanta, GA 30348-5076

Tax Map and Parcel Nos.
Map 119-1
Parcel No. 370

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, TIMOTHY DALE KISH,** the Grantor, by and through my attorney-in-fact, **DOROTHY M. KISH,** have bargained and sold and by these presents do hereby transfer and convey unto **JERRY W. STEPHENS AND WIFE, MELODY R. STEPHENS,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered. This conveyance is made subject to the following: all matters as set forth on the Map of Overhill City W. H. Fox Subdivision of Blocks, 14, 15, 16, 20, 21, 29, 30, Cumberland Nurseries, as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 hands this the 30th day of December, 1996.

Timothy Dale Kish
Timothy Dale Kish

by: Dorothy M Kish
Dorothy M. Kish
Attorney-in-Fact

STATE TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of December, 1996, before me personally appeared Dorothy M. Kish, to me known to be the person who executed the foregoing instrument on behalf of Timothy Dale Kish, and acknowledged that she executed the same as the free act and deed of the said Timothy Dale Kish.

Witness my hand and official seal at Madison, Tennessee, this the 30th day of December, 1996.

Diane L. Gregory
Notary Public

My Commission expires: 5/23/98

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $36,000.00

Affiant

Sworn to and subscribed before me
this the 30th day of December, 1996.

Diane L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

EXHIBIT "A" BOOK 10305 PG 948

LAND in Davidson County, Tennessee, described as follows:

TRACT I:
Being the southerly part of the east 17 feet of Lot No. 91 and the southerly part of the west 33 feet of Lot No. 90 on the Map of Overhill City W. H. Fox Subdivision, of Blocks 14, 15, 16, 20, 21, 29 30, Cumberland Nurseries, as of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Oriel Street, at a point 334 feet westerly from the west margin of Burbank Avenue, being 17 feet westerly from the corner of Lots Nos. 90 and 91; thence southerly parallel with said Burbank Avenue, 150 feet to the northerly margin of an alley; thence with the northerly margin of said alley, easterly 50 feet to a point; thence northerly and parallel with said Burbank Avenue 125 feet, more or less, to a point in the north margin of said parts of Lots Nos. 91 and 90, as conveyed under deed of record in Book 784, Page 266, Register's Office for Davidson County, Tennessee; thence in a northwesterly direction and on a straight line 57 feet, more or less, to the point of beginning.

Tract No. II:
BEGINNING at a point in the south line of Oriel Street, which is 334 feet west of the west line of Burbank Street; thence eastwardly with the south line of Oriel Street, 50 feet; thence southwardly on a line parallel with Burbank Street, 24 feet 2 inches; thence northwestwardly, on a straight line, 55 feet 6 inches to the point of beginning.

Being the same property conveyed to Timothy Dale Kish, by deed from Robert Taylor, Administrator of the Estate of Vasta Edwards of record in Book 9899, Page 323, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 309 ORIEL AVENUE, NASHVILLE, TENNESSEE, 37210.

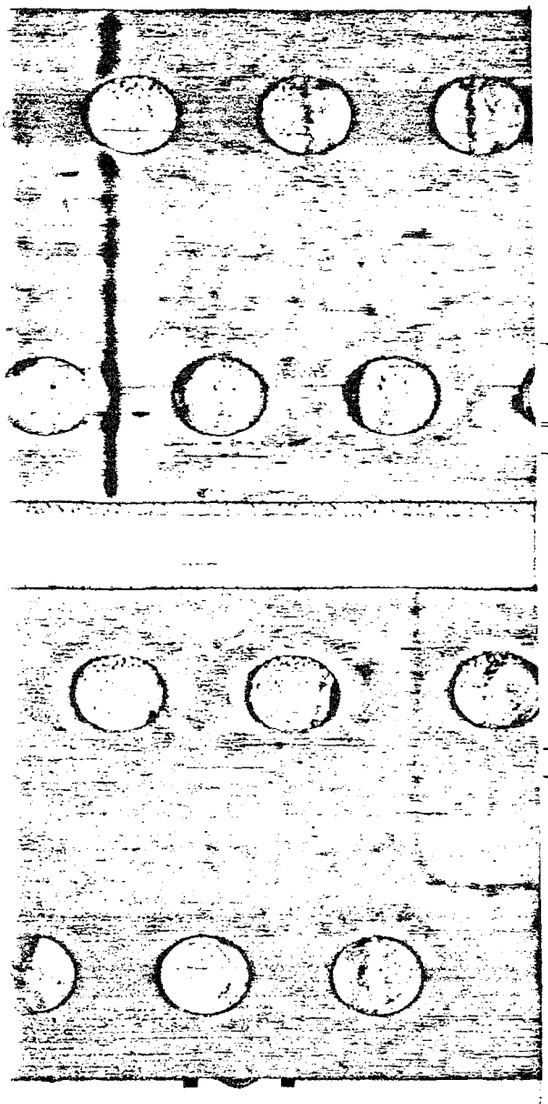
0260297
IDENTIF. ↑ REFERENCE

96 DEC 31 PM 12:38
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0720 12/31 0101 03CHECK 146.20

0260298



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

RECEIVED OF _____

FOR _____

BOOK 10305 PG 949

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 36000.00
				CON TX 133.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 146.20
				CHECK 146.20
			12/31/96 01	12:39 0001 0720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260297
IDENTIF. ↑ REFERENCE

96 DEC 31 PM 12:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 110[illegible]