WARRANTY DEED

BOOK 10320 PG 639

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACQUELINE J. LANCIO (NAME)	PACIFIC SOUTHWEST BANK (NAME)	MAP 83-07
322 PIONEER LANE (ADDRESS)	800 N SHORELINE BLVD. PO BOX 9940 (ADDRESS)	PARCEL
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	CORPUS CHRISTI, TX 78469-9940 (CITY) (STATE) (ZIP)	253.00

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, HEIR AT LAW OF LaVERGNE B. CALDWELL, being CAROLYN C. HEBBEL, by and through NANCY SIMPKINS, Attorney in Fact

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACQUELINE J. LANCIO

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:

Situated in Davidson County, Tennessee, being Lot No. 37 on the Map of Roselawn as of record in Book 2133, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to PAUL L. CALDWELL AND WIFE, LAVERGNE B. CALDWELL by Deed of record in Book 2247, page 173, Register's Office for Davidson County, Tennessee; the said Paul L. Caldwell having predeceased Lavergne B. Caldwell. The said Lavergne B. Caldwell having since died November 24, 1996 leaving as her sole heir at law her daughter Carolyn C. Hebbel.

This is not the principal residence of the Grantor.

Nancy Simpkins executes this instrument as Attorney in Fact for Carolyn C. Hebbel pursuant to Special Power of Attorney recorded simultaneously herewith.

0264468

IDENTIF. & REFERENCE MAIL ENV.

97 JAN 16 AM 8:15 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

5138 01/16 0101 03CHECK 314.25

This is unimproved ( ) This is improved (X) property, known as 322 PIONEER LANE, NASHVILLE, TN 37206
(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 my hand this 15th day of January 19 97

Carolyn C Hebbel
CAROLYN C. HEBBEL

BY: Nancy Simpkins
NANCY SIMPKINS, ATTORNEY IN FACT

STATE OF TENNESSEE

BOOK 10320 PG 640

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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 TENNESSEE :

COUNTY OF DAVIDSON :

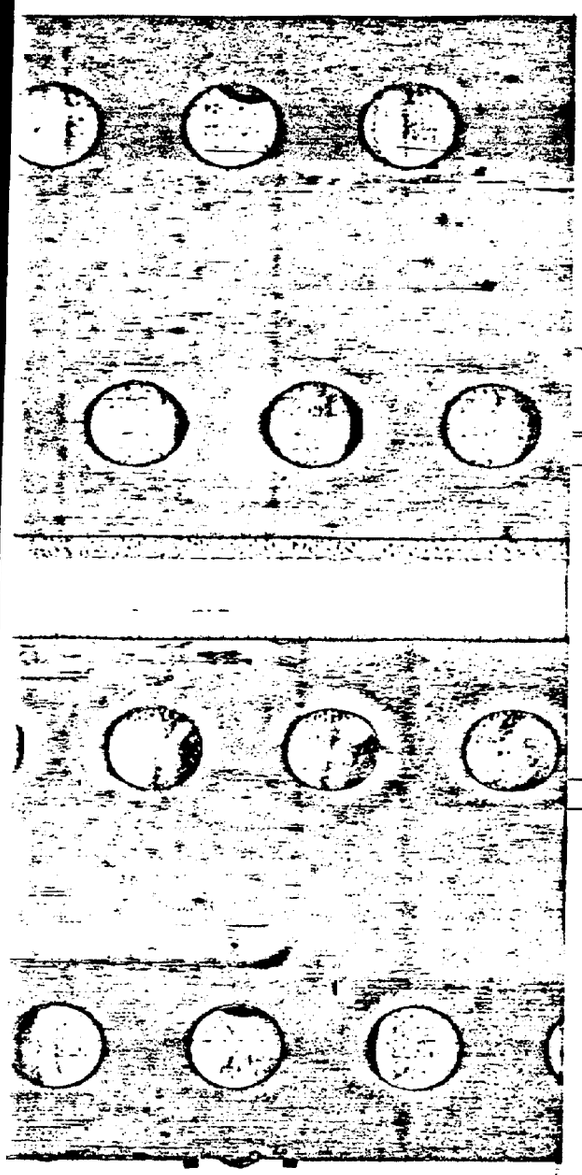
Personally appeared before me, NANCY SIMPKINS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for CAROLYN C. HEBBEL and is authorized by CAROLYN C. HEBBEL to execute this instrument on HER behalf.

Witness my hand and official seal this 15th day of January, 1997.

Carolyn Adams
NOTARY PUBLIC

CAROLYN ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/23/00



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

RECEIVED OF _____

FOR _____

BOOK 10320 PG 641

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 82500.00
CON TX 305.25
PRFEE 1.00
WDEED 8.00
TOTAL 314.25
CHECK 314.25

01/16/97 01 08:18 0001 5138

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264468
IDENTIF. ↑ REFERENCE

97 JAN 16 AM 8:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1107639