PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 10322 PG 338

W & I Ref: (jb) Title No: 38507
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jerry W. Mitchell Dawn Mitchell 1010 Drummond Drive Nashville, Tennessee 37211	First Nationwide Mortgage P.O. Box 9481 Gaithersburg, MD 20898-9481

TAX MAP-PARCEL NUMBERS: 119-16-86

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 63000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dawn Wells, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry W. Mitchell and spouse, Dawn Mitchell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 6 on the Plan of Battlewood, Section Three of record in Plat Book 3300, Page 4, Register's Office for said County.

SAID Lot No. 6, beginning on the southeasterly margin of Drummond Drive at the corner of Lots No. 5 and 6; thence with the line between said two lots, southeasterly 319.4 feet to the corner of Lots No. 5, 6, and 7; thence with the line between 6 and 7, westerly 358.9 feet to the easterly margin of Crowder Court; thence with the same, northerly 110.66 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 35.68 feet to the southeasterly margin of Drummond Drive; thence with the same northeasterly 154.73 feet to the beginning.

BEING the same property conveyed to Dawn Wells by deed from Jean A. Emerson Evans et vir Donald H. Evans of record in Book 4661, Page 280, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Mortgage Associates, Inc., of record in Book 4661, page 282 and assigned to America's Mortgage Servicing, Inc. of record in Book 8387, page 969, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred unto the said Grantee.

This is improved property, known as: 1010 Drummond Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

BOOK 10322 PG 339

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of January, 1997.

Dawn Wells

Dawn Wells

State of California
County of Los Angeles

On this 13th day of January, 1997, before me the undersigned authority, personally appeared **Dawn Wells**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/27/99

Ellen Langan
Notary Public

ELLEN LANGAN
COMM. # 1052593
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. Mar. 27, 1999

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 63000.00

Jerry Mitchell
Affiant

Sworn and subscribed before me on the 15th day of January, 1997.

PERCY WILKINS JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 5-28-2000

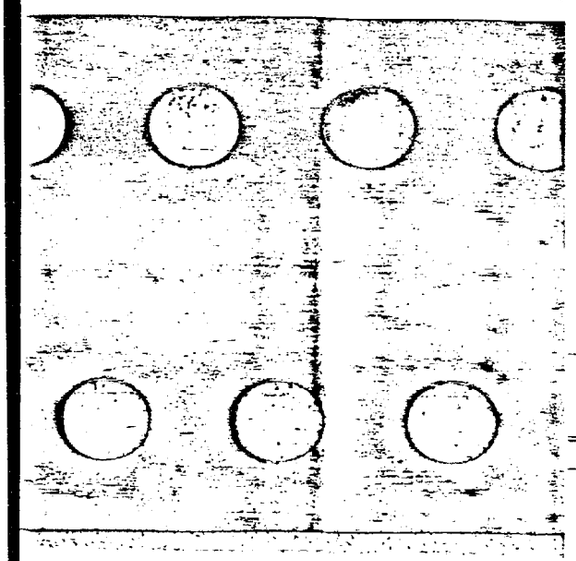
My Commission Expires:

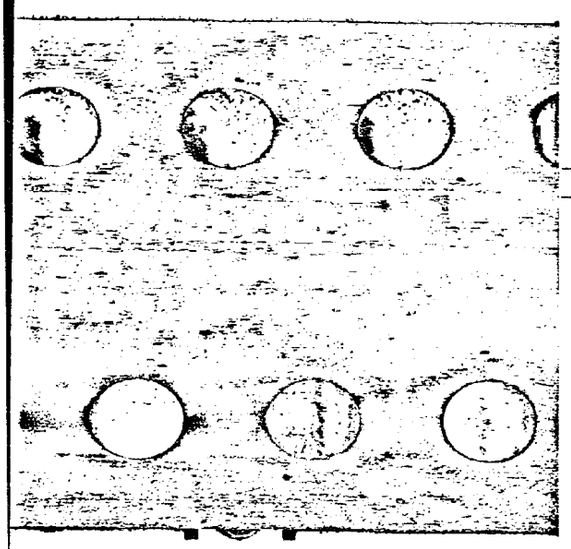
Notary Public

97 JAN 17 AM 9:25
REGISTER
DAVIDSON COUNTY, TN.

0264950
IDENTIF. # REFERENCE

5651 01/17 0101 03CHECK 242.10





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

RECEIVED OF _____

FOR _____

BOOK 10322 PG 340

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	AMT TOTAL PAID
				CON TX 233.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 242.10
				CHECK 242.10
01/17/97	01	09:26	0001	5651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0264950
IDENTIF. # REFERENCE

97 JAN 17 AM 9:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1108149