BOOK 10326 PG 777

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Connie B Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January 19 97

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Catherine R Tice
Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
CHARLES HILL BEATY BPR#2282, 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES M. MOORE (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	MAP NO. 145
1222 CARL SEYFERT DRIVE (ADDRESS)	P. O. BOX 0353 (ADDRESS)	GROUP 14
NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	LOUISVILLE, KY 40201-0353 (CITY) (STATE) (ZIP)	PARCEL NO. 53

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, KATHLEEN O. GARRETT AND HUSBAND, MICHAEL J. GARRETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. MOORE AND WIFE, CONNIE B. MOORE

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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Galaxy Estates as of record in Book 4175, Page 77, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathleen O. Garrett and husband, Michael J. Garrett by deed from Ronald C. McKinney and wife, Ann W. McKinney of record in Book 8850, Page 772, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ( )
This is improved (X) property, known as 1222 CARL SEYFERT DRIVE, NASHVILLE, TENNESSEE
(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 our hand S this 21st day of January, 19 97

Kathleen O. Garrett
KATHLEEN O. GARRETT

Michael J. Garrett
MICHAEL J. GARRETT

BOOK 10326 PG 778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHLEEN O. GARRETT AND HUSBAND, MICHAEL J. GARRETT

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 21st day of January 19 97.

Commission expires 5/28/2000

Catherine R Tice
Notary Public

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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_____.

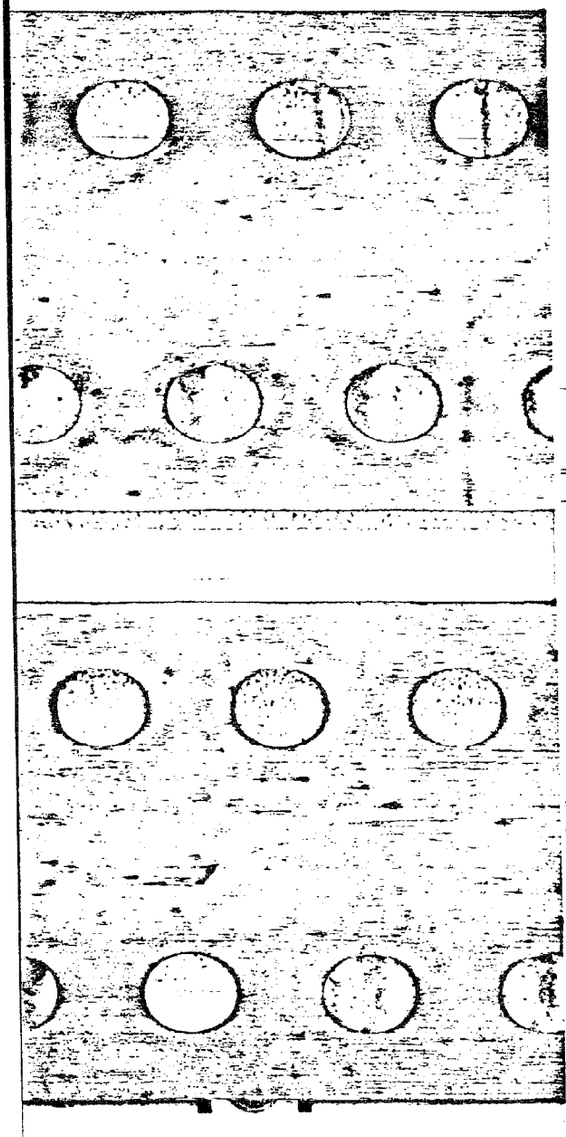
My commission expires _____

_____
Notary Public

97 JAN 23 AM 9:04
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

U266220
IDENTIF. A REFERENCE

7017 01/23 0101 03CHECK 1156.



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

RECEIVED OF _____

FOR _____

BOOK 10326 PG 779

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	310000.00
CON TX	1147.00
PRFEE	1.00
WDEED	8.00
TOTAL	1156.00
CHECK	1156.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7017

0266220
IDENTIF. & REFERENCE

97 JAN 23 AM 9:04
[illegible] REGISTER
DAVIDSON COUNTY, TN.

No. 1108999