WARRANTY DEED

First Title & Escrow Co., Inc.
Box # 9B

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10328 PG 240

#14377

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL D. BESS	REGIONS MORTGAGE, INC.	131=4
(NAME)	(NAME)	
2301 Ashwood Avenue	605 South Perry Street	132
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212	Montgomery, AL 36104	16DA16551
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, POPLAR HILL, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. BESS, married

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 10 and Part of Lot No. 11, Block 16 on the Plan of College Park, as of record in Plat Book 843, page 29, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of Lot No. 10; thence South 33 degrees West 100 feet; thence North 62 degrees 49' West 93 feet; thence North 33 degrees East 50 feet; thence North 89 degrees 13' East 110 feet to the point of beginning.

Being the same property conveyed to Poplar Hill, Inc. by quitclaim deed from Robert C. Lineberger of record in Book 8781, page 252, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantee; and (2) All matters appearing on the Plan of record in Plat Book 843, page 29, said Register's Office.

97 JAN 24 AM 10:27
DAVIDSON COUNTY, TN.

7493 01/24 0101 03CHECK 665.38

IDENTIF. ↑ REFERENCE 0266658

unimproved ( )
This is improved (XX) property, known as 4115 Rockdale Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 21st day of January, 19 97.

POPLAR HILL, INC.
By:
~~ANNE M. LINEBERGER, PRESIDENT~~
Anne M. Lineberger, President

STATE OF TENNESSEE
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE M. LINEBERGER

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the PRESIDENT of POPLAR HILL, INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 21st day of January 19 97

My commission expires 9/23/2000 Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,400.00

Michael D. Bess
Affiant

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

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

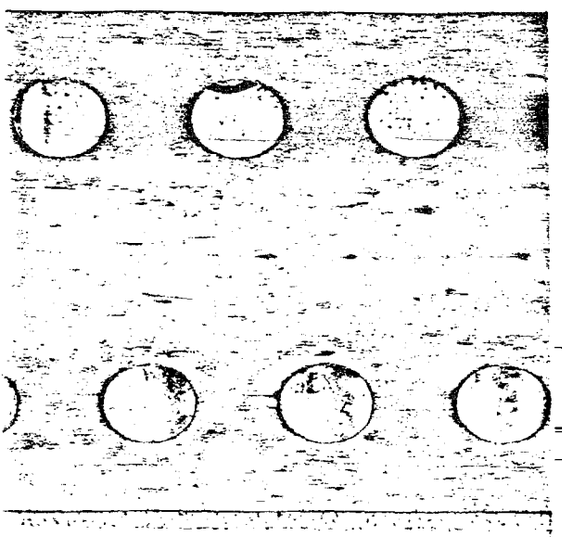
Notary Public

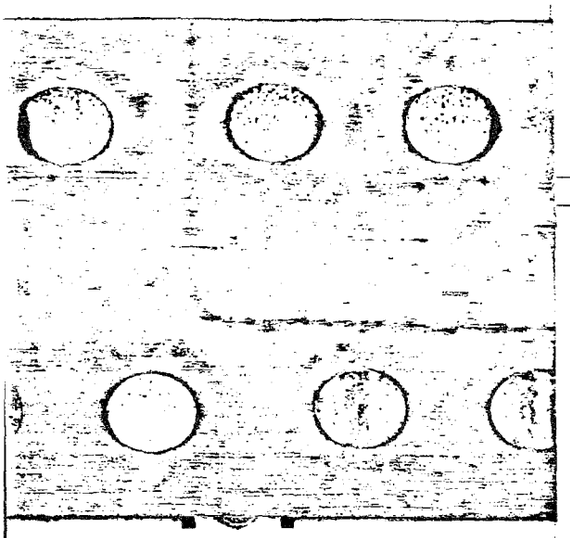
WARRANTY DEED

FROM POPLAR HILL, INC.

TO MICHAEL D. BESS

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10328 PG 242

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 177400.00
CON TX 656.38
PRFEE 1.00
WDEED 8.00
TOTAL 665.38
CHECK 665.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7493

0266658
IDENTIF. # REFERENCE

97 JAN 24 AM 10:32

REGISTER
DAVIDSON COUNTY, TN.

No. 1109970