Box 28

BOOK 10333 PG 179

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Cecil D. Branstetter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF Jan., 1997.

J. Barr Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11/28/98
(AFFIX SEAL)

STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

BRANSTETTER, KILGORE, STRANCH & JENNINGS, 227 SECOND AVENUE, NORTH, 4TH FLOOR, NASHVILLE, TN 37201

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NOS
(NAME) JIMMY C. VANCE AND WIFE, MAY VANCE	(NAME) SAME AS PROPERTY OWNER	MAP: 155 PARCEL: 243
(STREET ADDRESS OR ROUTE NO.) 237 OLD HICKORY BOULEVARD	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP) NASHVILLE, TN 37221	(CITY) (STATE) (ZIP)	

Warranty Deed Of Exchange

For and in Consideration of the sum of No Cash ($0.00), but solely in exchange for like kind property within the meaning of Section 1031 of the Internal Revenue Code of 1986, which like kind property is more particularly described in Warranty Deed of Exchange executed and delivered simultaneously herewith, we, CECIL D. BRANSTETTER AND WIFE, CHARLOTTE C. BRANSTETTER, hereinafter called the GRANTORS, have bargained and exchanged, and by these presents do transfer and convey unto JAMES C. VANCE AND WIFE, MAY VANCE, hereinafter called the GRANTEES, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 243 on the final plat of Poplar Creek Estates, Phase II, as of record in Book 6900, Page 339 through 347, as amended of record in Book 7900, Pages 888-889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CECIL D. BRANSTETTER AND WIFE, CHARLOTTE C. BRANSTETTER, by Deed from ANNIE MAI CLAXTON, of record in Book 3611, Page 233, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Restrictive Covenant that such property may not be used as a gas station, car wash or laundromat.

This is unimproved property, known as LOT 243, POPLAR CREEK ESTATES, PHASE II.

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, his heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, his 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 hands this 28th day of January, 1997.

BOOK 10333 PG 180

Cecil D Branstetter
CECIL D. BRANSTETTER

Charlotte C. Branstetter
CHARLOTTE C. BRANSTETTER

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CECIL D. BRANSTETTER and CHARLOTTE C. BRANSTETTER, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the within named GRANTORS, and that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of January, 1997.

J Ann Smith
NOTARY PUBLIC

My Commission Expires:

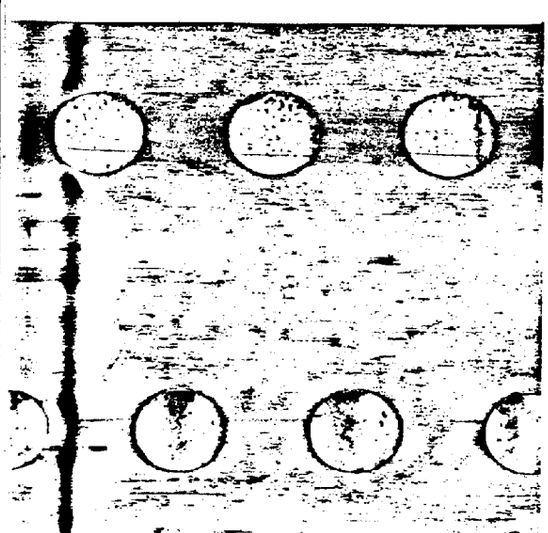
11/28/98

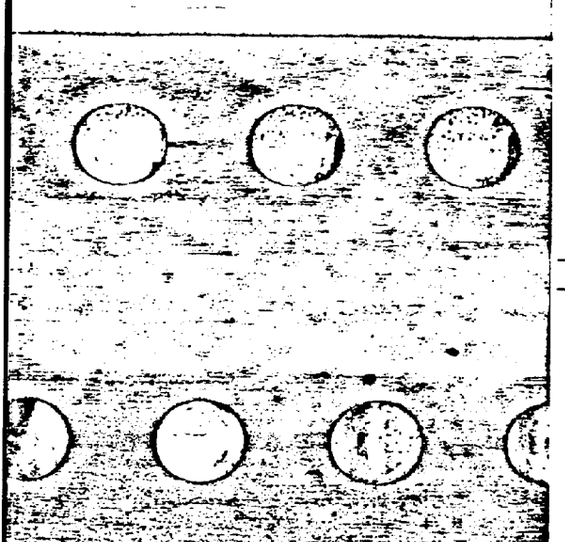
ANN SMITH NOTARY PUBLIC AT LARGE

0268268
IDENTIFICATION REFERENCE

97 JAN 30 PM 1:27
DAVIDSON COUNTY, TN.

9243 01/30 0101 03CHECK 564





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

RECEIVED OF _____

FOR _____

BOOK 10333 PG 181

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 150000.00
				CON TX 555.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 564.00
				CHECK 564.00
01/30/97		01		10:28 0001 9243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268268 IDENTIF. # REFERENCE

97 JAN 30 AM 10: 22

DAVIDSON COUNTY

No. 1111705