27H

BOOK 10336 PG 135

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: May 28, 2000
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 5400 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Buggs (NAME)	The Money Centre, Inc. (NAME)	51-10
720 Freda Villa Drive (ADDRESS)	7422 Carmel Executive Park (ADDRESS)	4
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Charlotte, NC 28226 (CITY) (STATE) (ZIP)	11D 18410

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, Millard Mandel

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Buggs and wife, Daisy B. Buggs

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:

See attached for complete and accurate legal.

Being the same property conveyed to Millard Mandel and wife, Lena Mandel by deed from Henry A. Deberry and wife, Margie Deberry of record in Book 8245, page 104, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Subject to restrictions of record in Book 2092, page 492, said Register's Office.

2071 02/03 0101 03CHECK 486.23

97 FEB -3 AM 8:27
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 02691111

unimproved ( )
This is improved (X) property, known as 720 Freda Villa Drive, Madison, Tennessee 37115
(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 29th day of January 19 97

Millard Mandel

BOOK 10336 PG 136

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 Millard Mandel

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of January, 19 97.

Commission expires May 28, 2000

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

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

"EXHIBIT A"

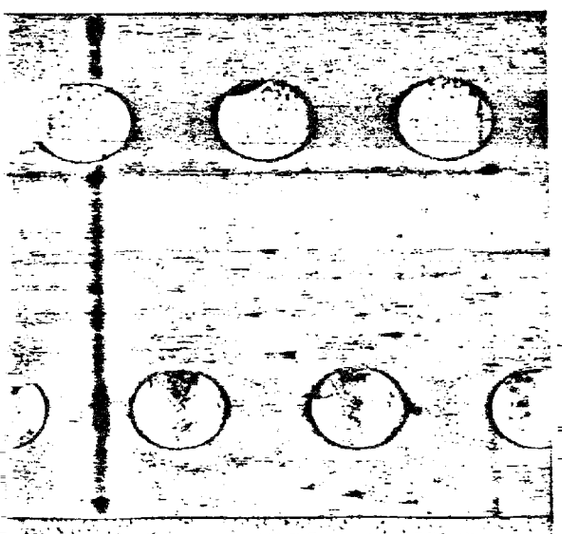
Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Oakland Acres, Section III, as of record in Book 2133, page 34, Register's Office for Davidson County, Tennessee, more particularly described as follows:

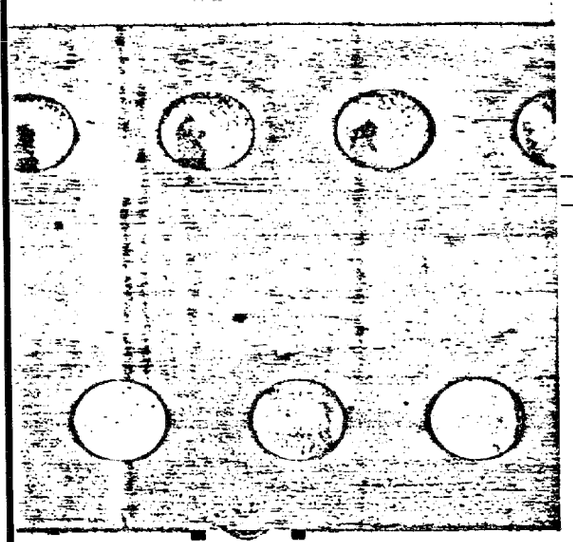
Beginning at a point in the easterly margin of Graycroft Avenue, the common front corner of Lots Nos. 26 and 27 on said Plan; thence eastwardly along the dividing line between said two lots, 234.5 feet to a concrete monument; thence southwardly 160.0 feet to a concrete monument in the northerly margin of Freda Villa; thence westwardly along the northerly margin of said Freda Villa 48.2 feet to a monument; thence continuing westwardly 176.1 feet to a monument which is the beginning of a curve with a radius of 25 feet; thence around said curve 39.3 feet to a point in the east margin of Graycroft Avenue; thence northeastwardly along the east margin of said Graycroft Road, 125 feet to the point of beginning.

Included in the above description, but expressly excluded therefrom, is the following described property conveyed to Metropolitan Government of Nashville and Davidson County by deed from Henry A. DeBerry and wife, Margie DeBerry, of record in Book 7609, page 96, Register's Office for said County:

Land in Davidson County, Tennessee, being a part of Lot No. 27 on the Plan of Oakland Acres, Section III, as of record in Book 2133, page 34, Register's Office for Davidson County, Tennessee, more particularly described as follows: Beginning at a point on the northwest corner of Parcel 4 of Map 51-10 and lying approximately 25.0 feet east of existing centerline of South Graycroft Avenue; thence S 53° 22' 22" E for a distance of 5.12 feet to a point; thence southwesterly with a curve to the right of radius 760.13 feet along proposed right-of-way line for a distance of 60.19 feet to a point; thence S 39° 13' 25" W along proposed line for a distance of 65.2 feet to a point; thence southeasterly with a curve to the left of radius 25.0 feet for a distance of 39.27 feet to a point; thence N 50° 46' 35" W along northerly right-of-way line of Freda Villa for a distance of 5.0 feet to a point; thence northeasterly with a curve to the right of radius 25.0 feet for a distance of 39.27 feet to a point; thence N 39° 13' 25" E along existing right-of-way line of South Graycroft Avenue for a distance of 65.2 feet to a point; thence northeasterly with a curve to the left of radius 755.13 feet for a distance of 59.8 feet to the point of beginning and containing therein an area of 742 (plus or minus) square feet.

RECORDER'S NOTE
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10336 PG 138

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 127900.00	
			CON TX 473.23	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 486.23	
			CHECK 486.23	
02/03/97	01		08:26 0001 2071	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269111
IDENTIF. # REFERENCE

97 FEB -3 AM 8:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112596