Box 17

BOOK 10346 PG 926

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 64,900.00

Don E. Overton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 19 97

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 1/22/97
(AFFIX SEAL)

NOTARY

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don E. Overton (NAME)	Pacific Southwest Bank (NAME)	MAP 60-1
3152 Gwynnwood Drive (ADDRESS)	4144 N. Central Expwy, Suite 160 (ADDRESS)	PARCEL 131
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	12DZ96454

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, Land Enterprises, a TN general partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don E. Overton and wife, Wilma J. Overton

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:

Being Lot No. 97 on the Plan of Golden Valley Estates, Section One, of record in Book 4175, page 142, Register's Office for said County.

Said Lot No. 97 fronts 60 feet on the west side of Gwynnwood Drive and extends back 128 feet on the north line and 144.19 feet on the south line to a broken line in the rear measuring 66.08 feet thereon.

Being the same property conveyed to Land Enterprises, a TN general partnership by deed from Beverly C. Waters of record in Book 10129, page 156, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 4447, page 108 and amended in Book 4447, page 594, said Register's Office.

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

Taxes for the year 1997 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 3152 Gwynnwood Drive, Nashville, TN 37207
(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 5th day of February 19 97

Land Enterprises, a TN general partnership
By: Ralph Stevens, Partner
Ralph Stevens, Partner

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

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

Commission expires _____ _____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Ralph Stevens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a partner of Land Enterprises, a TN general partnership the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 1997.

My Commission Expires:
11/22/97

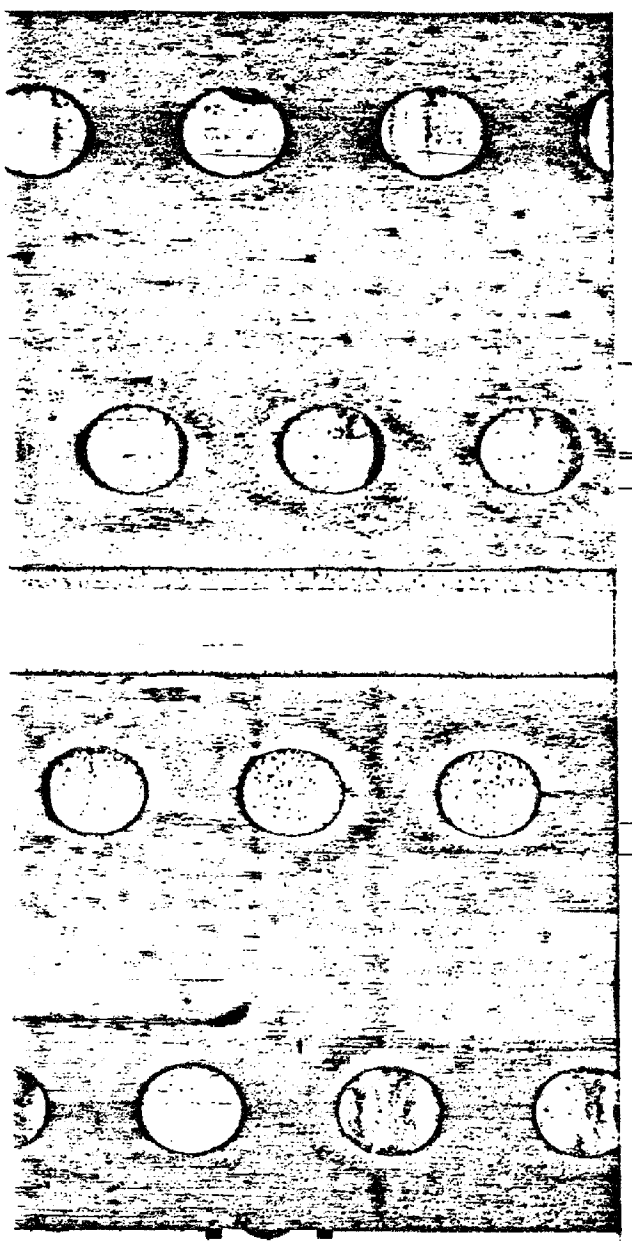
NOTARY PUBLIC AT LARGE

Laura A. Beasley
Notary Public

0272253
IDENTIF. & REFERENCE

97 FEB 11 PM 12:39
DAVIDSON COUNTY, TN

5482 02/11 0101 03CHECK 249.13



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

RECEIVED OF _____

FOR _____

BOOK 10346 PG 928

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	64900.00
			CON TX	240.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	249.13
			CHECK	249.13

02/11/97 01 12:43 0001 5482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272253
IDENTIF. # REFERENCE

97 FEB 11 PM 12:39
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 1115958