WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35305)

BOOK 10368 PG 133

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 7/25/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott C. Stockard (NAME)	Countrywide Home Loans (NAME)	83-5-12
1031 Seymour Avenue (ADDRESS)	155 North Lake Ave.P.O. Box 7137 (ADDRESS)	27W-19285
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Pasadena, California 91109 (CITY) (STATE) (ZIP)	

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, Billy G. Dial and wife, Barbara Dial

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elliott C. Stockard et ux Susan D. Stockard

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:

Lot No. 34 on the on the unrecorded Subdivision of Lot No. 6 of the John Hobson property, which Subdivision is of record in Minute Book "L", Page 363, Circuit Court of Davidson County, Tennessee and further described according to a survey made by Campbell Surveying Co., Inc., dated December 18, 1990, as follows:

BEGINNING at a point in the northerly margin of Seymour Avenue, 575 feet west of the northwest intersection of said Avenue and Gallatin Pike; thence with the northerly margin of Seymour Avenue westwardly 57.7 feet to the line between Lot Nos. 32 and 34; thence with said line northwardly 158 feet, more or less, to the southerly margin of an alley; thence with the margin of said alley eastwardly 57.7 feet to the line between Lot Nos. 34 and 36; thence with the line between said lots southwardly 158 feet to the point of beginning.

BEING the same property conveyed to Billy G. Dial and wife, Barbara Dial by deed from NationsBank of Tennessee, N.A. of record in Book 10219, Page 713, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1031 Seymour Avenue, Nashville, TN 37206
(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 28th day of February 19 97

Billy G. Dial

Barbara Dial by Billy G. Dial, atty-in-fact

Barbara Dial by Billy G. Dial as her attorney in fact

BOOK 10368 PG 134

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 Billy G. Dial and wife, Barbara Dial

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that his executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 19 97.

Commission expires 7/25/98

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

ON THIS THE 28TH DAY OF FEBRUARY, 1997, BEFORE ME PERSONALLY APPEARED BILLY G. DIAL TO ME KNOW TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTUMENT IN BEHALF OF BARBARA DIAL AS HER ATTORNEY IN FACT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS THE FREE ACT AND DEED OF THE SAID BARBARA DIAL.

WITNESS MY HAND AND OFFICIAL SEAL AT NASHVILLE, TENNESSEE, THIS THE 28TH DAY OF FEBRUARY, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/25/98

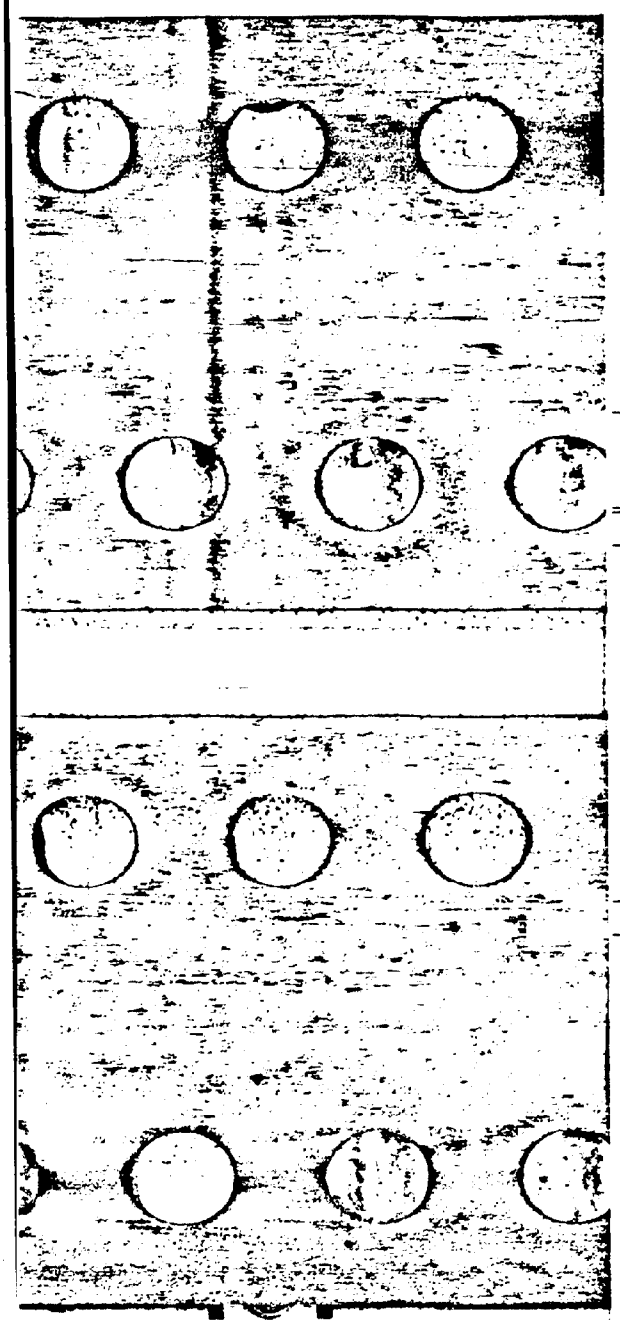
02788679

IDENTIFICATION REFERENCE

97 MAR -4 PM 2:02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

2456 03/04 0101 03CHECK 273.55



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10368 PG 135

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 71500.00
CON TX 264.55
PRFEE 1.00
WDEED 8.00
TOTAL 273.55
CHECK 273.55

03/04/97 01 14:07 0001 2456

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02778679
IDENTIF. & REFERENCE

97 MAR -4 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122848