WARRANTY DEED

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Gerald Scott Fagan
Affiant

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

Judy S. Wells
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Scott Fagan (NAME)	NationsBanc Mortgage Corporation (NAME)	150-1-127
2715 Mossdale Drive (ADDRESS)	2059 Northlake Parkway (ADDRESS)	2DX-02707
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Tucker, GA 30084 (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, James L. Carter, Jr. and wife, Frances P. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald Scott Fagan and wife, Pamela L. Fagan

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:

Land in Davidson County, Tennessee, BEING Lot No. 1 on the Plan of Mossdale Drive Subdivision, A Resubdivision of Lot 1 on the plan of Edge-O-Lake Estates, Section 4-A, of record in Book 8250, page 331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to James L. Carter, Jr. and wife, Frances P. Carter, by deed from James L. Carter, of record in Book 9279, page 26, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantee; Restrictions of record in Book 3836, page 23; Plan of record in Book 8250, page 331; all in the Register's Office for Davidson County, TN.

97 APR 23 PM 1:51
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

IDENTIFICATION MAIL ENV. REFERENCE

02971168

This is unimproved ( ) improved (X) property, known as 2715 Mossdale Drive, Nashville, TN 37217 (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 21st day of April 19 97

James L. Carter, Jr.

Frances P. Carter

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10426 PG 243

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 James L. Carter, Jr. and wife, Frances P. Carter

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of April 19 97.

Commission expires 9/23/2000

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 _____ and _____ respectively of _____ 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 _____.

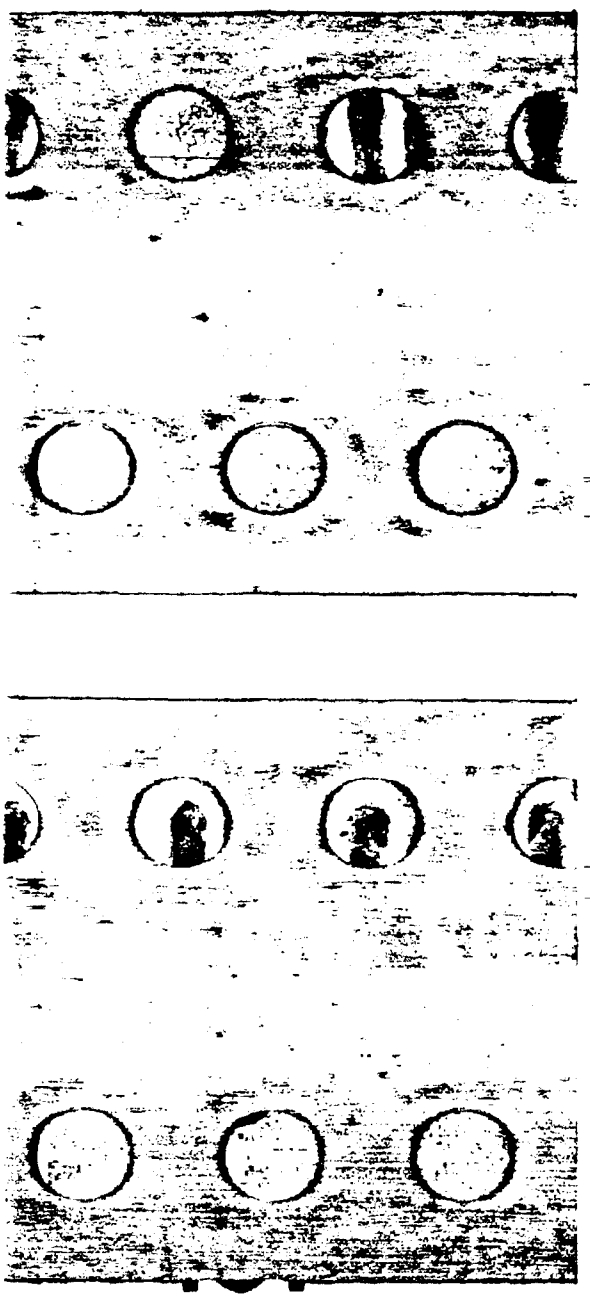
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

JUDY S. [illegible] LS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

2511 04/23 0101 03CHECK 342-00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10426 PG 244

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

04/23/97 01 13:51 0001 2511

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297168

IDENTIF. REFERENCE

97 APR 23 PM 1:53

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1142639