BOOK 10435 PG 320

THIS INSTRUMENT PREPARED BY:

Brenda Sue Davis
TAKIN' CARE OF BUSINESS, Inc.
P.O. Box 17979
Nashville, TN 37217

WARRENTY DEED

ADDRESS NEW OWNERS	PERSON RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP PARCEL NOS.
Ronald Eugene Avis 1123 Bubbling Wells Rd. Madison, TN 37115	Same	Map 43-19 Parcel 191 Field Bk. 11D 91701

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BENJAMIN J. THARP, A SINGLE PERSON, hereinafter referred to as "GRANTOR", has bargained and sold and by these presents does transfer and convey unto the said RONALD EUGENE AVIS, A SINGLE PERSON, hereinafter referred to as "GRANTEE", his heirs, and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

BEING Lot No. 91 in the Kingsway Green Subdivision in a plat of which is of record in Book 9122, pages 3 and 4 , Register's Office for Davidson County, Tennessee and being part of the same land, conveyed to Kingsway Greens of America, Inc. by deed of record in Book 4212, page 838 and page 839 in the Register's Office for Davidson County, Tennessee, which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Benjamin J. Tharp, by deed from David Gregory, the only heir at law of John Keith Gregory and wife, Clarissa Anderson Gregory, both deceased of record in Book 3842, page 227, Register's Office for Davidson County, Tennessee.

The legal description, as herein above set forth is the same as that contained in the previous Deed of Record.

GRANTOR further conveys to GRANTEE a 1985 Fairmont 14' X 80' mobile home, bearing Serial Number 00003B2FBRGT52771; said mobile home being underpinned and with-the wheels removed, and forming a part of the real property herein above described.

The current mailing address for said property is 1123 Bubbling Well Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Subject to restrictive covenants of record in Book 4280, page 68, said Register's Office.
2. Subject to any and all matters shown on the Plan of Kingsway Green Subdivision of record in Book 9122, pages 3 and 4, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 29th day of April, 1997.

"GRANTOR"

Benjamin J. Tharp

BENJAMIN J. THARP

"GRANTEE"

Ronald Eugene Avis

RONALD EUGENE AVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD EUGENE AVIS and BENJAMIN J. THARP, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand , at office, this the 29th. day of April 1997.

Sue Davis

SUE DAVIS
NOTARY PUBLIC AT LARGE

My Commission Expires July 24, 1999.

0299664

IDENTIFICATION REFERENCE

97 APR 30 PM 2:57

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

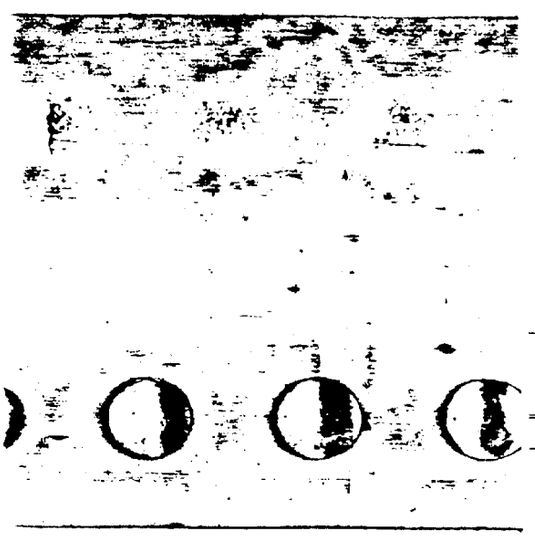
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 30,200

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April 1997.

Deputy Register

5315 04/30 0101 03CHECK 120.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10435 PG 322

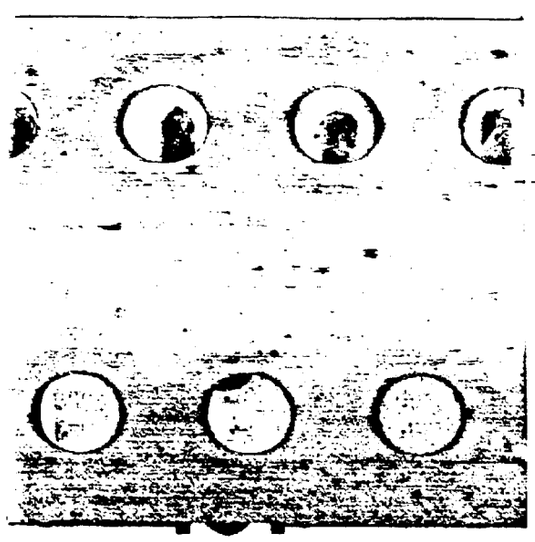
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

04/30/97 01 15:02 0001 5315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0299664
IDENTIFICATION REFERENCE

97 APR 30 PM 2:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1145408