BOOK 10475 PG 856

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Beverly J. Stephens Ligon 2604 Tiffany Drive Nashville, TN 37206	Eastern Mortgage Services, Inc. 2655 Interplex Dr. Trevose, PA 19053	Map 084-05-0 Parcel 035.00

This instrument prepared by: J. E. Spruill, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Joanna H. Blackwell, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Beverly J. Stephens Ligon (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Tiffany Terrace, as of record in Book 2854, page 59, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joanna H. Blackwell, unmarried by Warranty Deed from Charles Randall Smith and wife, Linda Smith of record in Book 8961, Page 519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This description was the same as was used in the last deed of record.

This is improved property commonly known as 2604 Tiffany Drive, Nashville, Tennessee 37206.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $99,500.00.

Affiant

Subscribed and sworn to before me this 29th day of May, 1997.

Notary Public

My Commission Expires 9-28-97

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of May, 1997.

Joanna H. Blackwell

Joanna H. Blackwell

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 Joanna H. Blackwell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of May, 1997.

J S Agnew

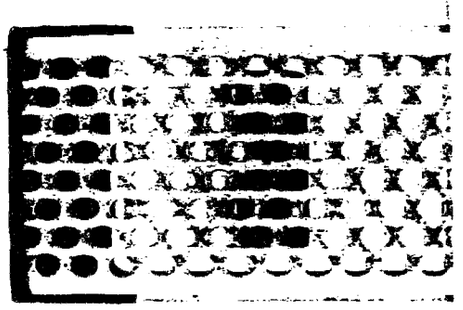
Notary Public

My Commission Expires: 10-12-99

0311021
IDENTIF. & REFERENCE

97 JUN -2 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7761 06/02 0101 03CHECK 377.15



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

RECEIVED OF _____

FOR _____

BOOK 10475 PG 858

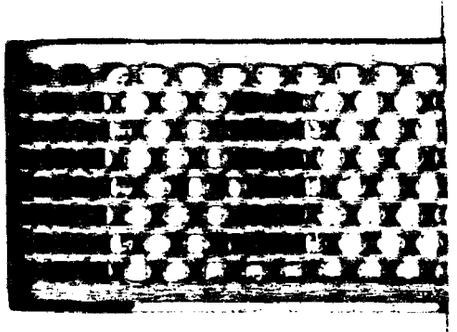
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 99500.00
CON TX 368.15
PRFEE 1.00
WDEED 8.00
TOTAL 377.15
CHECK 377.15

06/02/97 01 15:59 0001 7761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



031102.11
IDENTIF. ↑ REFERENCE

97 JUN -2 PM 3:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1157700