FILE BOX 05

WARRANTY DEED

BOOK 10517 PG 458

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Lyla H. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 19 97

PATRICIA CHEEKS NOTARY PUBLIC LARGE DAVIDSON CO., TENN.

Patricia Cheeks
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carroll E. Russell (NAME)	Regions Mortgage, Inc. (NAME)	MAP 64-3-B
4061 Brandywine Pointe Blvd. (ADDRESS)	605 South Perry Street (ADDRESS)	PARCEL 3
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (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, Kenneth R. Speakman and wife, Reba L. Speakman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carroll E. Russell and wife, Lyla H. Russell

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. 40, on the plan of Phase One, Section 1, Brandywine Pointe, of record in Plat Book 7900, Page 170, 171 and 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth R. Speakman and wife, Reba L. Speakman by deed from STM/Brandywine Pointe Limited Partnership, of record in Book 8249, Page 869, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 8120, Page 170; Book 8671, page 484; and Book 9010, page 627, Register's Office for said County.

Power of Attorney of record in Book 10517 page 457, Register's Office for said County

unimproved ( )
This is improved (X) property, known as 4061 Brandywine Pointe Blvd., Old Hickory, TN 37138
(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 30th day of June 19 97

Kenneth R. Speakman by Reba L. Speakman His attorney in fact
Kenneth R. Speakman

Reba L. Speakman
Reba L. Speakman

BOOK 10517 PG 459

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 Reba L. Speakman

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 30th day of June, 1997.

Commission expires 3/24/01

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Reba L. Speakman, 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 on behalf of Kenneth R. Speakman as his Attorney in Fact as the free act and deed of the within named Kenneth R. Speakman. Witness my hand and official seal at Nashville, Tennessee the 30th day of June, 1997.

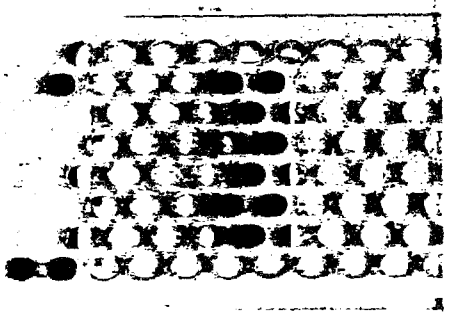
My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

032281 S
IDENTIFICATION

97 JUL -3 PM 12:46
DAVIDSON COUNTY TN

0713 07/03 0101 03CHECK 1285.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10517 PG 460

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 345000.00

CON TX 1276.50

PRFEE 1.00

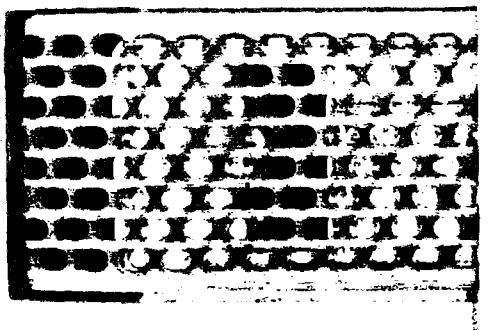
WDEED 8.00

TOTAL 1285.50

CHECK 1285.50

07/03/97 01 12:47 0001 0713

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03222873

IDENTIFICATION

97 JUL -3 PM 12:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1170485