PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10545 PG 797

WARRANTY DEED

THIS INDENTURE is made and entered into this **28th** day of **July, 1997** between WILLIAM B. FLETCHER and LINDA T. FLETCHER, HUSBAND AND WIFE, GRANTORs, and JOHN MARK FORRESTER and ELAINE B. FORRESTER, HUSBAND AND WIFE GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WILLIAM B. FLETCHER and LINDA T. FLETCHER, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto JOHN MARK FORRESTER and ELAINE B. FORRESTER, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1108 EASTDALE AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

WILLIAM B. FLETCHER, Signature of Seller

Linda T. Fletcher
LINDA T. FLETCHER, Signature of Seller

033 || 196
IDENTIF. ↑ REFERENCE

97 JUL 29 AM 11:12
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

9877 07/29 0101 03CHECK 418.15

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WILLIAM B. FLETCHER and LINDA T. FLETCHER, HUSBAND AND WIFE, the within named 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, at office, this **28th** day of **July, 1997.**

Denise C. Allen
Notary Public

My Commission Expires: 5/25/2000

DENISE C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Name and Address of Property Owner:

Name and Address of Property Owner:

JOHN MARK FORRESTER and ELAINE B. FORRESTER, HUSBAND AND WIFE
1108 EASTDALE AVENUE
NASHVILLE, TN 37216

Property Address:

1108 EASTDALE AVENUE
NASHVILLE, TN 37216

BOOK 10545 PG 798

Person Responsible for Taxes:

PACIFIC SOUTHWEST BANK
4144 N. CENTRAL EXPRESSWAY, STE. 106
DALLAS, TEXAS 75204

Map & Parcel #: MAP 61-11, PARCEL 193

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$109,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

John Mark Forrester

Affiant

Sworn to and subscribed before me, a Notary Public, this **28th** day of **July, 1997.**

Notary Public

My Commission Expires: 5/25/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

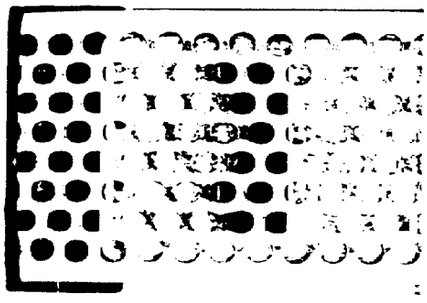
LAND in Davidson County, Tennessee, being Lot NO. 125, on the Plan of Eastdale Place, as shown on plat of record in Plat Book 547, pages 29 and 30 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to WILLIAM B. FLETCHER and LINDA T. FLETCHER, HUSBAND AND WIFE, by Deed from JIMMY KEITH AND MARCIA LYNN LANE, of record in Book 7509, page 258, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 61-11, PARCEL 193).

2. All matters as set forth on the Plan of record in Plat Book 547, pages 29 and 30 , said Register's Office,including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.



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

RECEIVED OF _____

FOR _____

BOOK 10545 PG 800

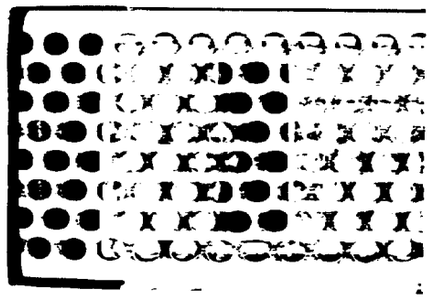
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
109500.00
CON TX 405.15
PRFEE 1.00
WDEED 12.00
TOTAL 418.15
CHECK 418.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/29/97 01 11:12 0001 9877



03111196
IDENTIF. # REFERENCE

97 JUL 29 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1179525