File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Road #110
Nashville, Tennessee 37215

BOOK 10578 PG 415

#14840

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLAUDE LEE FERRELL, III (NAME)	NATIONSBANC MORTGAGE CORPORATION (NAME)	116-7
210 Lynnwood Boulevard (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 353 (STREET ADDRESS)	55
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Louisville, Kentucky 40201-0353 (CITY) (STATE) (ZIP)	BM1010

FOR AND IN 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, FRANCO ZANETTI AND WIFE, ANGELA ZANETTI

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAUDE LEE FERRELL, III, AND WIFE, ALISON RUSSELL FERRELL

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 the northerly 100 feet of Lot No. 35 and the southerly 100 feet of the northerly 200 feet of Lot No. 36 on the Plan of Royal Oaks Land Companys Subdivision of the Baker Tract, as of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Said southerly 100 feet of the northerly 200 feet of Lot No. 36 and the northerly 100 feet of Lot No. 35 front 100 feet on the easterly side of Lynwood Boulevard and runs back between parallel lines 400 feet to the westerly margin of Dupont Avenue, said part of Lot No. 36 fronting on Lynwood Boulevard and said part of Lot No. 35 fronting on Depont Avenue.

Being the same property conveyed to Franco Zanetti and wife, Angela Zanetti by deed from C. Kelley Carter, unmarried of record in Book 6124, page 709, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1997 which have been prorated and assumed by the Grantee(s); and (2) All matters appearing on the plan of record in Plat Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.

97 AUG 22 AM 10:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0340264

unimproved ( )
This is improved (XX) property, known as 210 Lynnwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 18th day of August, 19 97

Franco Zanetti by Angela Zanetti
FRANCO ZANETTI
BY: ANGELA ZANETTI, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED
SIMULTANEOUSLY HEREWITH

Angela Zanetti
ANGELA ZANETTI

BOOK 10578 PG 416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA ZANETTI

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 18th day of August, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ 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, ANGELA ZANETTI, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said FRANCO ZANETTI and is authorized by the said ANGELA ZANETTI to execute this instrument on his behalf.

Witness my hand, at Office, this 18th day of August, 1997.

NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 19 97.

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

Notary Public

WARRANTY DEED

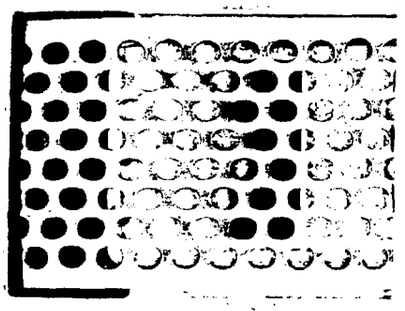
FROM FRANCO ZANETTI AND WIFE, ANGELA ZANETTI

TO CLAUDE LEE PERRELL, III

9771 08/22 0101 02CHECK 1.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



RECEIVED OF _____

FOR _____

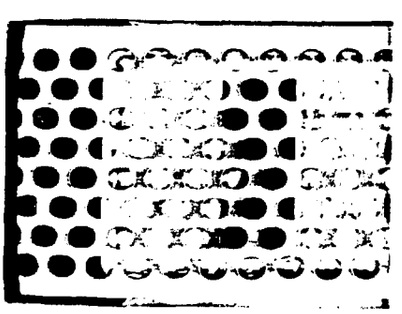
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
525000.00
CON TX 1940.50
PRFEE 1.00
WDEED 8.00
TOTAL 1951.50
CHECK 1951.50
08/22/97 01 10:13 0001 9771

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03402 64
IDENTIF. ↑ REFERENCE

97 AUG 22 AM 10:03
FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN.

No. 1189298