BOX 2

page 10590 PG 794

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 109,590.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 97

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin David Gerace (NAME)	Pacific Southwest Bank (NAME)	141-12-B-29.00CO
7113 Bay Cove Trail (ADDRESS)	4144 N. Central Expressway (ADDRESS)	09D-68738
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, Texas 75204 (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, James Houston Robinson and wife, Amy Perry Robinson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Benjamin David Gerace, unmarried

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:

Land in Davidson County, TN, BEING Lot No. 91 on the Plan of Phase 2, Southampton, of record in Plat Book 5200 page 595, amended in Plat Book 6150, page 298, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Houston Robinson and wife, Amy Perry Robinson, by deed from Kenneth Wade Luckett and James D. Luckett and Joan L. Luckett, of record in Book 9450, Page 185, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Plat Book 5200, page 595, amended in Plat Book 6150, page 298; Declaration of covenants, conditions and restrictions of record in Book 6120, page 430 as corrected in Book 6189, page 940; By-Laws in Book 6355, page 517; Electrical permit in Book 5183, page 944; Communications right-of-way easement in Book 6009, page 51; Articles of Incorporation in Book 6323, page 133; Dedication of common areas in Book 7385, page 769; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7113 Bay Cove Trail, Nashville, TN 37221
(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 28th day of August, 19 97

James Houston Robinson

Amy Perry Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10590 PG 795

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Houston Robinson and wife, Amy Perry Robinson

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 28th day of August, 1997.

Commission expires 3/27/99

JACQUE L. FREEZE NOTARY PUBLIC LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires March 27, 1999

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

3482 09/02 0101 03CHECK 414.15

WARRANTY DEED

FROM

James Houston Robinson and wife, Amy Perry Robinson

TO

Benjamin David Gerace

RETURN TO:

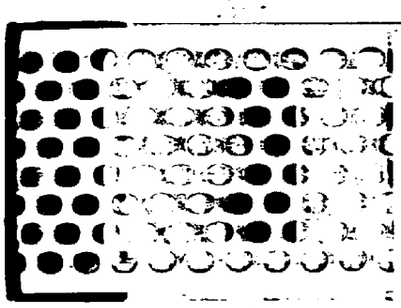
GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

97 SEP -2 PM 3:22

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

.0343702



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

RECEIVED OF _____

FOR _____

BOOK 10590 PG 795

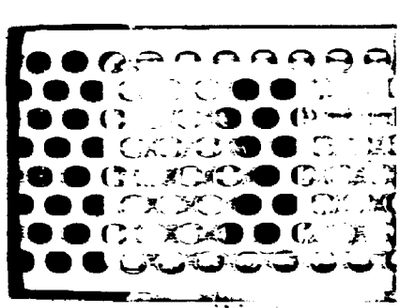
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
109500.00
CON TX 405.15
PRFEE 1.00
WDEED 8.00
TOTAL 414.15
CHECK 414.15

09/02/97 01 15:24 0001 3482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0343702
IDENTIF. & REFERENCE

97 SEP -2 PM 3:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1192968