Box 50-B

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10631 PG 570

The actual consideration or value whichever is greater, for this transfer is $ 246,481.00

Subscribed and sworn to before me, this the 04 day of September 1997

My commission expires May 28, 2000

JUNE E. ATKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Affiant

Notary Public

(Affix Seal)

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. 9720841
7000 Executive Center Drive, Suite 100, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
James Branon	Southeastern Mortgage, of Tennessee, Inc.
146 Hicks Road	115 29th Avenue South
STREET ADDRESS	STREET ADDRESS
Nashville, TN 37221	Nashville, Tennessee 37212
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 142-333	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
Southwinds Development, Inc.

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO James Branon and wife, Cynthia Cash Branon

a/k/a James F. Branon and wife, Cynthia C. Branon

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 7 on the Plan of Devon Woods First Revision, of record in Plat Book 9700 at page 17, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to W. H. Eason, Jr. by Deed of record in Book 9484 page 301, Register's office for said County. And further conveyed to Southwinds Development, Inc., by Quitclaim Deed of record in Book _____ page _____, said* This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

*Register's Office.

97 OCT -2 PM 2:42
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0354926

THIS IS IMPROVED PROPERTY KNOWN AS 146 Hicks Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 my hand this 04 day of September, 1997

Southwinds Development, Inc.

by: Kerry Eason

Kerry Eason, Vice President

EF-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Kerry Eason, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Vice President 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.

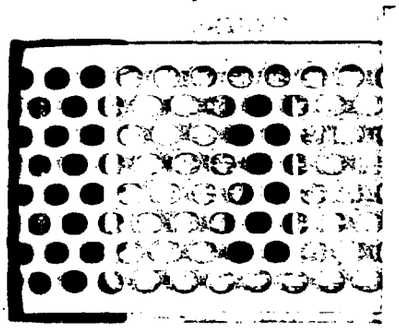
Witness my hand and official seal on September ~~04~~, 199

My Commission Expires: 11/22/97

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

5486 10/08 010 03CHECK 920-98



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

RECEIVED OF _____

FOR _____

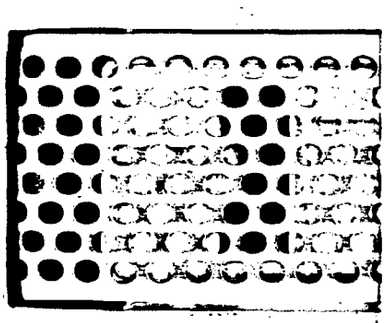
BOOK 10631 PG 572

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	246481.00
CON TX	911.98
PRFEE	1.00
WDEED	8.00
TOTAL	920.98
CHECK	920.98

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 41 0001 5486



0354926
IDENTIF. # REFERENCE

97 OCT -2 PM 2:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1204835