3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10761 PAGE 996
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE DAY OF 19

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR 24, 2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle L. Taylor	**Churchill Mortgage Corporation**	MAP 92-13
(NAME)	(NAME)	
240 - 37th Avenue North	**761 Old Hickory Blvd., Suite 301**	PARCEL 425
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	**Brentwood, Tennessee 37027**	
(CITY) (STATE) (ZIP)	(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, Alicia Bingham-Mason, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kyle L. Taylor and wife, Anne L. Taylor

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, Tennessee being the most southerly 50 feet of Lot Nos. 161 and 162, Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said Lots front 50 feet on the easterly margin of Thirty-Seventy (37th) Avenue North and extends back between parallel lines, 86 feet to the west line of Lot No. 160, as shown on above desctribed plan, the same being Lot No. 3 in Subdivision of Lots Nos. 161 and 162.

Being the same property conveyed to Alicia Bingham, unmarried, by deed from Dannie J. Hodges and wife, Connie L. Hodges, of record in Book 9564, page 229, said Register's Office.

Alicia Bingham and Alicia Bingham-Mason are one and the same person.

This property has never served as a marital resident of the Grantor herein.

This conveyance is subject to all matters appearing on the plan of record in Book 161, page 167, said Register's Office.

This is improved (X) unimproved ( ) property, known as 240 - 37th Avenue North, Nashville, Tennessee 37209
(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 my hand this 15th day of January 19 98

Alicia Bingham-Mason

Alicia Bingham-Mason

03 JAN 20 PM 2:19

IDENTIFICATION REFERENCE 03911460

BOOK 10761 PG 997

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 Alicia Bingham-Mason, married

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 15th day of January, 19 98.

Commission expires _____

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 24, 2001

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 _____ 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 _____

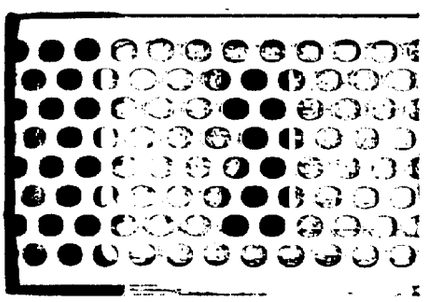
Notary Public

3491 01/20 0101 03CHECK 379.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

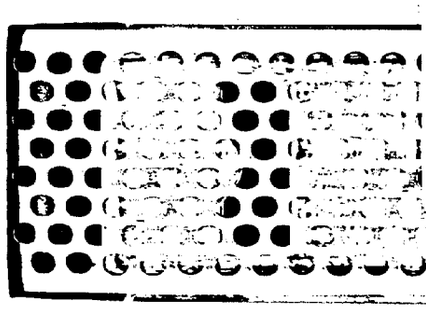
BOOK 10761 PG 998

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
100000.00
CON TX 370.00
PRFEE 1.00
WDEED 8.00
TOTAL 379.00
CHECK 379.00
01/20/98 01 14:20 0001 3491

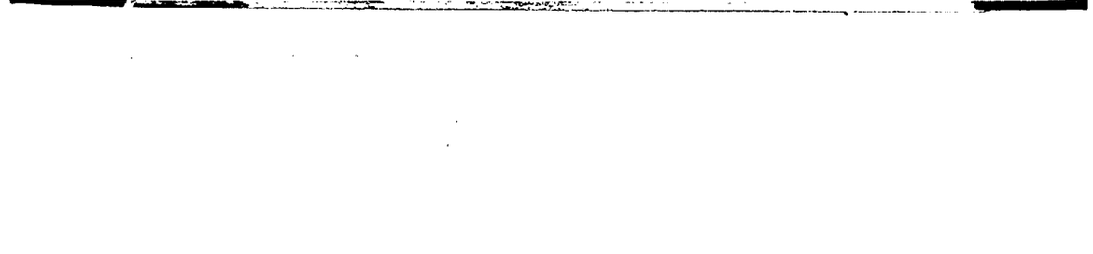
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0391460
IDENTIFICATION REFERENCE

98 JAN 20 PM 2:19

REGISTER
DAVIDSON CO. TN.



No. 1244116

1-20-98

BOOK 10761 PG 999

Void