WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January 19 98

Notary Public

MY COMMISSION EXPIRES: 2-18-98
(AFFIX SEAL)

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

N1297-763L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Noonan, Jr. (NAME)	Tucker Federal Bank (NAME)	MAP 118-11
2921 Berry Hill Drive (ADDRESS)	1321 Murfreesboro Road Suite 701 (ADDRESS)	PARCEL 3
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Douglas J. Brown and James H. Sherrod, Jr., Co-Executors, E.Condra Estate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Noonan, Jr. and wife, Peggy T. Noonan, married

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:

BEING all of Lot No. 24, Berry Hill Subdivision, as shown by plat and survey of record in Plat Book 3300, Page 20, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Evelyn M. Condra from Robert M. Condra of record in Deed Book 7305, Page 791, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3282, Page 204, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Douglas J. Brown and James H. Sherrod, Jr. are selling said property as Co-Executors of the Estate of Evelyn J. Condra, pursuant to the Will of Evelyn J. Condra; said will being probated in the Probate Court for Davidson County, Tennessee, Docket #94P-552.

unimproved ( )
This is improved (X) property, known as 2921 Berry Hill Drive, Nashville, Tennessee 37204
(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 20th day of January 19 98

Douglas J. Brown, Co-Executor of Evelyn M. Condra Estate
James H. Sherrod, Jr., Co-Executor of Evelyn M. Condra Estate
By: Michael R. Clardy, Attorney-in-fact

James H. Sherrod, Jr.
by Michael R. Clardy, AIF

BOOK 10805 PG 17

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 Douglas J. Brown and ~~James H. Sherrod, Jr.~~, Co-Executors E. Condra Estate

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 Nashville, Tennessee, this 20th day of January 19 98 AT LARGE

Commission expires 2-18-01

Kimberly R. Parker
Notary Public

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

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

0403644
IDENTIF. & REFERENCE
98 FEB 23 PM 2:11

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 20th day of January, 1998, before me personally appeared Michael R. Clardy to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James H. Sherrod, Jr. and who acknowledged that he executed the same as the free act and deed of the said James H. Sherrod, Jr. by virtue of that Power of Attorney, duly executed by the said James H. Sherrod, Jr. and appearing of record in Trust Deed Book 10805, Page 15, of the Register's Office for Davidson County, Tennessee.

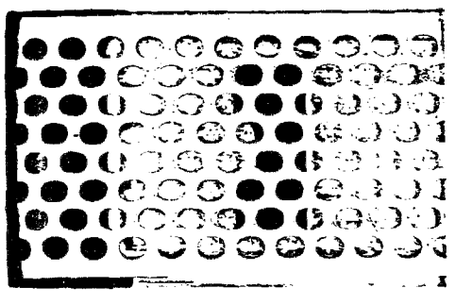
Witness my hand and official seal at Nashville, Tennessee, this 20th day of January, 1998..

Kimberly R. Parker
Notary Public

My Commission Expires: 2-18-01

KIMBERLY R. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

6548 02/23 0101 03CHECK 323.50



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

RECEIVED OF _____

FOR _____

BOOK 10805 PG 18

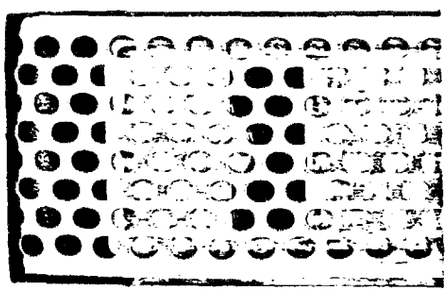
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 65000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

02/23/98 01 14:10 0001 4548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0403644
IDENTIF. # REFERENCE

98 FEB 23 PM 2:12

DAVIDSON COUNTY TN

No.1257030