This instrument prepared by:
THOMAS N. JONES
339 Main Street
Franklin, Tn. 37064

BOOK 8301 PAGE 338

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Lisa Marie Prater	Lumbermen's Investment	96-16-200
3301 Percy Priest Dr.	P. O. Box 40	
Nashville, TN 37214	Austin, TX 78767	

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **PATRICIA N. ROSS** (single), hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **LISA MARIE PRATER** (single), hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TN, more particularly described as follows:
BEING Lot No. 251B on the Zone Lot Division of Lots 248, 249, 250, 251, 252 and 253 on the Plan of Larchwood, Section III, of record in Plat Book 6250, page 524, RODC, TN, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Patricia N. Ross (single) by deed from Jack Kemp, Secretary of Housing & Urban Development of Washington, D.C., of record in Book 7949, page 433, Register's Office of Davidson County, TN.

SAID GRANTEE HEREBY ASSUMES A NOTE IN THE AMOUNT OF $40,903.56, WITH SAID NOTE BEING SECURED BY A DEED OF TRUST OF RECORD IN BOOK 7949, PAGE 436, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever;

AND I do covenant with the said Grantee that I am 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;

Subject to the following restrictions and conditions:

1. 1991 County taxes a lien, not yet due. Said taxes will be paid when due by Grantee.

2. Restrictive covenants in Book 6076, page 69, amended in Book 6122, page 482, and as shown in plat of record in Book 6250, page 524, all RODC, TN.

3. Matters of record in Plat Book 6250, page 524, RODC, TN, which may affect property.

AND I DO FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

This property ( ) unimproved (x) improved property is known as 3301 Percy Priest Drive, Nashville, TN 37203.

WITNESS my HAND(S) THIS 22nd DAY OF Feb., 1991, IN FRANKLIN, TENNESSEE.

Patricia N. Ross
PATRICIA N. ROSS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Patricia N. Ross, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 22 day of February, 1991 in Franklin, Tn.

Margaret Ellen Smith
Notary Public

My Commission Expires:
5/11/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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The actual consideration or value, whichever is greater, for this transfer is $42,903.56.

Lisa Mai Prater
AFFIANT

Sworn to and subscribed before me this 22 day of February, 1991.

Margaret Ann Smith
NOTARY PUBLIC

My commission expires: 5/11/93

9998 03/01 0101 03CHECK 151.57

96069

IDENTIF. TREFERENCE

MAR 1 9 24 AM '91

CELIA ... DAVIDSON COUNTY T.C.

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	42903.56
CON TX	141.57
PRFEE	1.00
MTEEH	9.00
TOTAL	151.57
CHECK	151.57

03/01/91 01 09:26 0001 9998

96069

IDENTIF. REFERENCE

MAR 1 9 24 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 400838