41

GENERAL WARRANTY DEED

BOOK 9597 PG 916

FROM:	Ellen Buckner Wills, Grantor	This instrument was prepared by: Warren H. Wild, Jr. Farris, Warfield & Kanaday Suite 1900 424 Church Street Nashville, Tennessee 37219
TO:	Matthew B. Wills, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Matthew B. Wills 101 South Marland Drive Colorado Springs, CO 80906	Same	130-13-16
		Field Book Numbers
		BM-09560

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Forty Five Thousand and No/100 Dollars ($145,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 31 day of January, 1995.

Notary Public

My Commission Expires: May 28, 1995

FOR AND IN CONSIDERATION OF the sum of One Hundred Forty-Five Thousand and No/100 Dollars ($145,000.00), the receipt and sufficiency of which are hereby acknowledged, ELLEN BUCKNER WILLS, a widow not remarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto MATTHEW B. WILLS ("Grantee"), his heirs, successors and assigns, a one-half (½) undivided interest as a tenant-in-common in a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located on Canterbury Drive in Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject.

Grantor further assigns, grants and conveys to Grantee all rights, if any, that she may have to water taps and connections as set forth in the Deed of record in Book 1470, page 474, said Register's Office, and under an Agreement contained in a conveyance of water mains and reservation of water taps of record in Book 1255, page 580, said Register's Office.

Witness my hand this 16 day of January, 1995.

Ellen Buckner Wills
Ellen Buckner Wills

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, SUE D. PITTMAN, a Notary Public of said County and State, ELLEN BUCKNER WILLS, the within named 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, at Office, this 16 day of January, 1995.

Sue D. Pittman
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 27, 1996

NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 12 of Block No. 2 on the Plan of Highlands of Belle Meade as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Midland Drive at the corner of lots Nos. 12 and 13; running thence northerly with the easterly margin of said Drive 133 feet to the intersection of the southeast margin of Canterbury Drive; thence northeastwardly with the margin of said Canterbury Drive 115 feet 6 inches to the corner of lots Nos. 11 and 12; thence easterly with the line between said two lots 305 feet 6 inches to a dead line; thence southerly with said dead line 200 feet; thence westerly 324 feet 6 inches to the beginning.

Being the same property conveyed to Jesse E. Wills and wife, Ellen Buckner Wills by deed recorded in Book 1470, page 474, Register's Office of Davidson County, Tennessee, the said Jesse E. Wills having since died.

EXHIBIT B

BOOK 9597 PG 919

Encumbrances

1. The lien for 1995 taxes for Metropolitan Government of Nashville and Davidson County, Tennessee and the City of Belle Meade which have been assumed and will be paid by Grantee.

2. All matters shown on the Plat of record in Book 547, page 180, said Register's Office.

3. Water tap and connection rights set forth in the instruments of record in Book 1470, page 474, and Book 1255, page 580, said Register's Office.

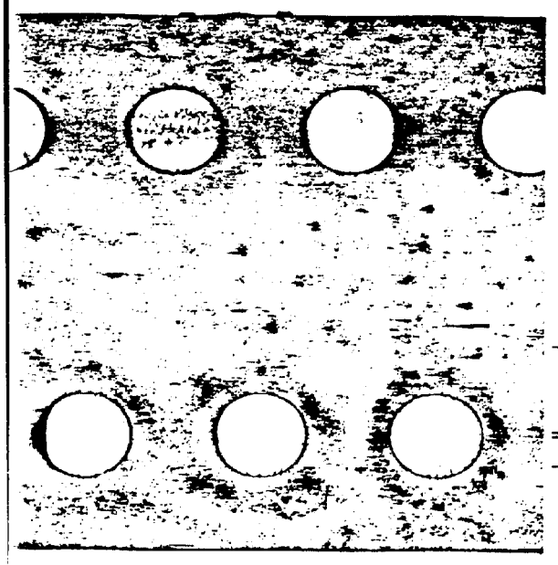
4. Easement for a street to be laid out called Brookfield Drive as set out in deed of record in Book 723, page 95, said Register's Office.

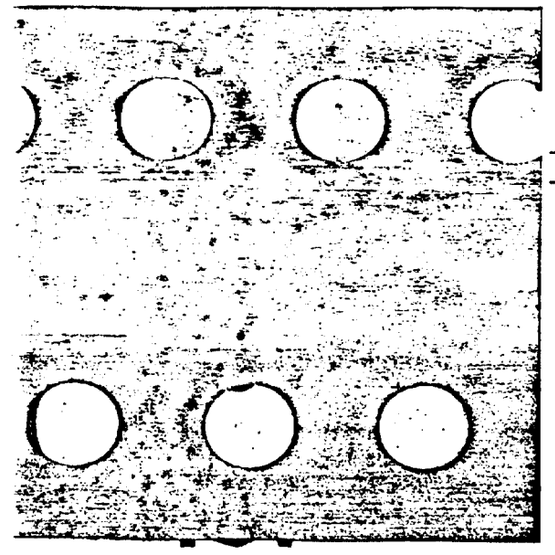
5. Easement for sanitary sewers recorded in Book 5832, page 947, said Register's Office.

35103
IDENTIF. & REFERENCE

95 FEB 17 PM 4:15
FELIX REGISTER
DAVIDSON COUNTY, TN.

2778 02/17 0101 03CHECK 553.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9597 PG 920

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 16.00
TOTAL 553.50
CHECK 553.50

02/17/95 01 04:14 0001 2778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35103
IDENTIF. & REFERENCE

95 FEB 17 PM 4:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 882475