BOOK 9604PG651

This Instrument Prepared By:
Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
Thompson I. Ward, II and wife,
Betty Branham Ward
801 Quail Valley Drive
Brentwood, Tennessee 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 161-09
PARCEL 131

MORTGAGEE:
Third National Bank in Nashville
201 Fourth Avenue, North
Nashville, Tennessee 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dana L. Criswell and wife, Jennifer L. Criswell ("Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto Thompson I. Ward, II and wife, Betty Branham Ward ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 42-B on the plan of Zone Lot Division, Lot 42, Brentwood Meadows, Section 2, as shown on plat of record in Plat Book 5200, page 782, as amended in Plat Book 6250, page 660, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Dana L. Criswell and wife, Jennifer L. Criswell by deed from National Resources Company, a sole proprietorship of Michael A. Ralston, of record in Book 8792, page 51, Register's Office for Davidson County, Tennessee.

This is improved property known as 5744 Brentwood Meadows Circle, Brentwood, TN 37027.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantors do covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of February, 1995.

Dana L. Criswell

Jennifer L. Criswell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dana L. Criswell and wife, Jennifer L. Criswell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of February, 1995.

Notary Public

My Commission Expires: 3-25-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me
this 27th day of February, 1995.

Notary Public

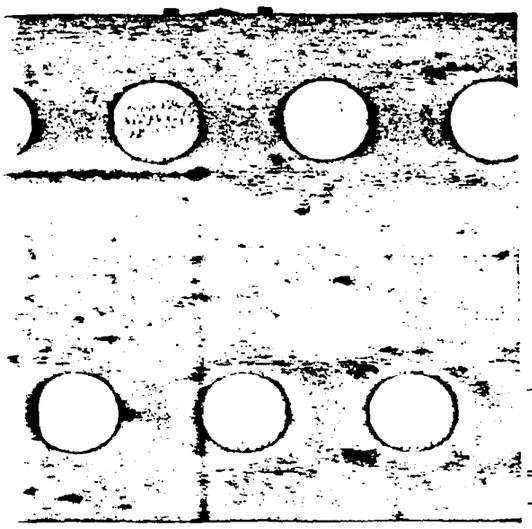
My Commission Expires: 3-25-95

37387

IDENTIFICATION REFERENCE

95 FEB 27 PM 2:43

5271 02/27 0101 03CHECK 305.00



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

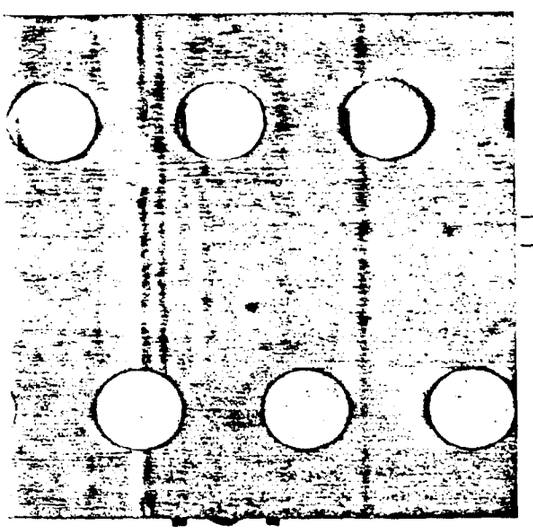
RECEIVED OF _____

FOR _____

BOOK 9604 PG 653

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/27/95 01 14:44 0001 5271

37387
IDENTIF. # REFERENCE

95 FEB 27 PM 2:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 884943