[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Roger M. Karl]	[Bank of America, FSB]	[MAP and PARCEL]
[Kimberly Karl]	[Attn: Tax Dept.]	[ ]
[1712 Western Shore Drive]	[P.O. Box 26388]	[108-16-99]
[Nashville, TN 37214]	[Richmond, VA 23260-6388]	[ ]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Reba E. West Dant, married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Roger M. Karl and Kimberly Karl, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 2 on the Plan of Final Subdivision Plat, Section IV, Lakeview Hills, of record in Plat Book 5200 at page 642, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Reba E. West, unmarried, by deed from John W. Griffin and wife, Marsha M. Griffin of record in Book 7254, Page 431, Register's Office, Davidson County, Tennessee.

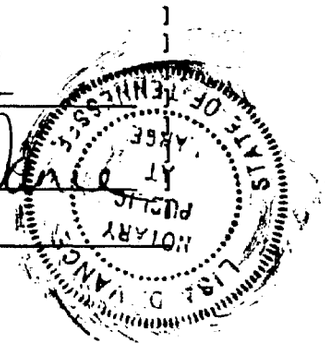
This is property with a common address of 1712 Western Shore Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being transferred in escrow; 2) The Plan of Record in Book 5200, Page 642, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6431, Page 298, said Register's office; 5) Deed of Trust executed by Reba E. West, unmarried, to David J. Guilford, Trustee of record in Book 7254, Page 434, dated May 29, 1987, and secured to BarclaysAmerican/Mortgage Corporation in the principal amount of $71,254.00.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $79,043.79]
[ ]
[ ]
[Subscribed and sworn before me this 28th day of April, 1995.]
[ ]
[My Commission Expires: 10-14-96]

Affiant

Notary Public



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **James W. Dant**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the husband of the said Reba E. West Dant.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **April, 1995**.

X Reba E. West Dant
Reba E. West Dant

X James W. Dant
James W. Dant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Reba E. West Dant and husband, James W. Dant**, with whom I am personally acquainted, or who 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 **28th** day of **April, 1995**.

Lisa A Clark
Notary Public
My Commission Expires: 10-24-96

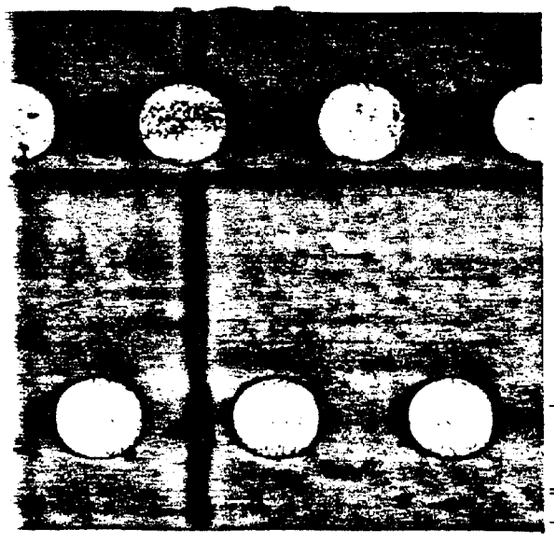
NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

File No. 9504-131

57847
IDENTIF. & REFERENCE

95 MAY -4 PM 1:31
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7753 05/04 0101 03CHECK 301.47



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

RECEIVED OF _____

FOR _____

BOOK 9664 PG 314

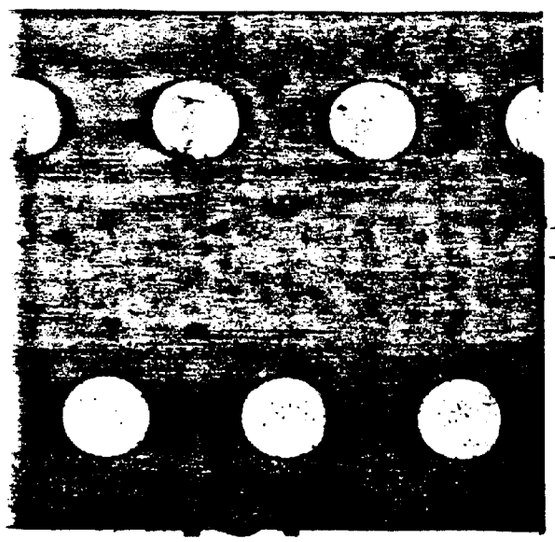
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 79043.79
CON TX 292.47
PRFEE 1.00
WDEED 8.00
TOTAL 301.47
CHECK 301.47

05/04/95 01 13:37 0001 7753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



57847
IDENTIF. & REFERENCE

95 MAY -4 PM 1:31

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 907167