BOOK 9727 PG 673

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Tony Francis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF July, 19 95

NOTARY PUBLIC

My Commission expires: 11-30-98

THIS INSTRUMENT PREPARED BY
FRANK M. NEWMAN, ATTORNEY, 2623 LEBANON ROAD, DONELSON, TENNESSEE 37214
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
PHILIP S. SEGRAVES (NAME)	Columbia National, INC. (NAME)	Map 147-10
628 Durrett Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	Par 145
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Columbia, Maryland 21045-6050 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~we~~ I,

JEAN MERRITT, Executrix of the Estate of Mary Frances Stephens, with full power of sale,

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

PHILIP S. SEGRAVES, an umarried man,

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Whispering Hills, Section One, of record in Book 2331, page 82, 83 and 84, said Register's Office.

SAID Lot No. 10 fronts 104 feet on the easterly side of Durrett Drive and runs back 199 feet on the northerly line and 216 feet on the southerly line to a dead line which is a broken line, measuring 140.1 feet thereon.

BEING the same property conveyed to John R. Stephens and wife Mary Y. Stephens by deed from Charles W. Pollock and wife Angelia V. Pollock of record in Book 4430, page 644, in the Register's Office for Davidson county, Tennessee; the said John R. Stephens having died on February 27, 1985 and the said Mary Frances Stephens (Mary Frances Stephens and Mary Y. Stephens being one and the same person) having died on April 17, 1995; the said Mary Frances Stephens (Mary Y. Stephens) having granted full power to convey and sell real property upon her executor by her will of record in Will Book 197, page 382 as of record in the Clerk of the Probate Court of Davidson County, Tennessee.

This property is sold as is.

unimproved ( )
This is improved (X) property, known as 628 Durrett Drive, Nashville, Tennessee 37211
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 my ~~our~~ hand ~~s~~ this 6th day of July, 19 95.

Jean Merritt extrx
JEAN MERRITT, Executrix of the
Estate of Mary Frances Stephens

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9727 PG 674

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 JEAN MERRITT, Executrix, _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6 day of _____, 19 95.

My Commission expires:
11-30-97

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

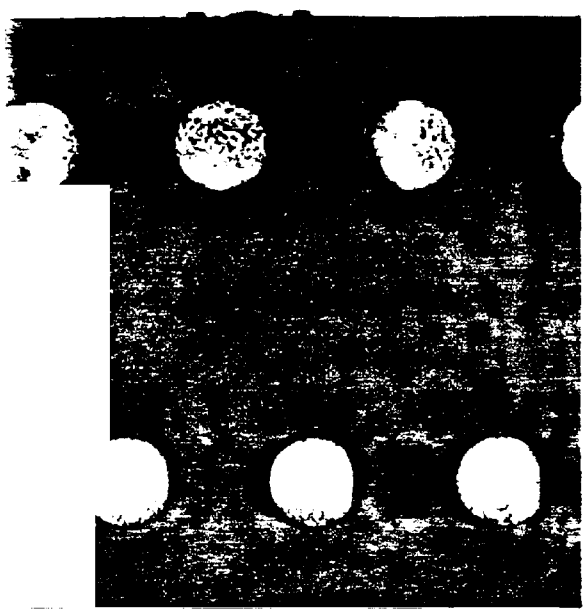
_____
Notary Public

95 JUL 11 AM 10:46
REGISTER
DAVIDSON COUNTY, TN.

00078003

0101 93C:ELK

280.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

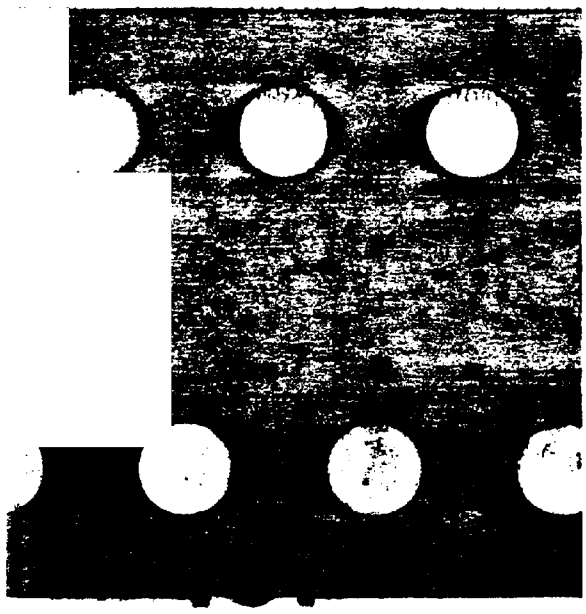
RECEIVED OF _____

FOR _____

BOOK 9727 PG 675

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 73500.00
DON TX 271.95
PRFEE 1.00
WDEED 8.00
TOTAL 280.95
CHECK 280.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 9001 9934

0078003
IDENTIF. & REFERENCE

95 JUL 11 AM 10:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 929061