BOOK 9877 PG 276

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	AP-PARCEL NOS.
James T. Holbrook and wife, Kimberly W. Holbrook 108 Wentworth Avenue Nashville, TN 37215	SAME	Map 116-160B Parcel 038.00Co

This instrument prepared by: Robert J. Notestine III Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, David Harkness and wife, Betty G. Harkness (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto James T. Holbrook and wife, Kimberly W. Holbrook (the "Grantees"), Grantees' heirs 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. 38 on the Plan of the Iroquois of Nashville of record in Book 6250, pages 636 and 637, as revised in Book 6250, pages 723 and 724, and in Book 6900, pages 61-62, Register's Office for said county, to which plans reference is here made for a more complete description of said lot.

Being the same property conveyed to David Harkness, et ux Betty G. Harkness by Warranty Deed from Peter Curry, Trustee of record in Book 9316, Page 644, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as Lot 38, 104 Wentworth Avenue, Nashville, Tennessee 37215.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

James T Holbrook
Affiant

Subscribed and sworn to before me this 1st day of December, 1995.

Notary Public

My Commission Expires 1-24-98

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' heirs 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 hereinabove.

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

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of December, 1995.

David Harkness

Betty G. Harkness

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Harkness and wife, Betty G. Harkness**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of December, 1995.

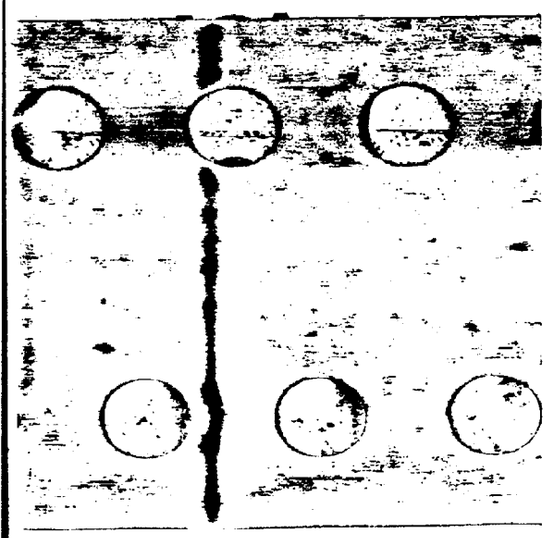
NOTARY PUBLIC

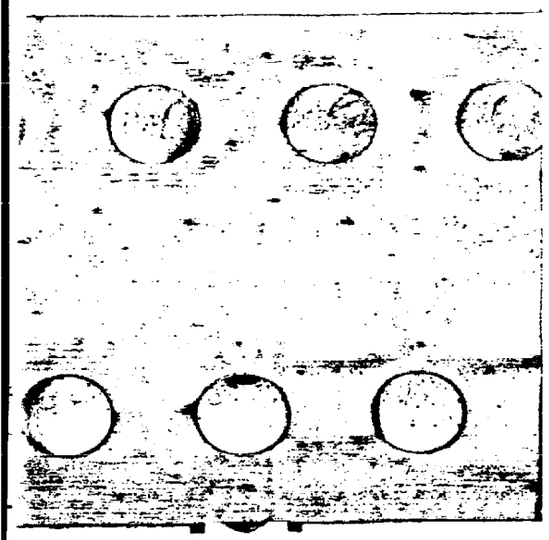
My Commission Expires: 1-24-98

0128547
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 2:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4130 12/04 2:51 03CHECK 263.00





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 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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

12/04/95 01 14:37 0001 4430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0128547 IDENTIF. ↑ REFERENCE

95 DEC -4 PM 2:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 982928