Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Sherry Elaine Breece 10012 West Green Cemetary Road Bon Aqua, TN 37025	176-5B Parcel 17	Same
This instrument prepared by: Boult, Cummings, Conners & Berry (___) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Meredith **Corporation**, an Iowa corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Sherry Elaine Breece**, an unmarried person, (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Matters shown on the Plan of record in Book 6900, page 885, said Register's Office..

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, of record in Book 9678, page 187, amended of record in Book 9764, page 44, said Register's Office.

3. By-Laws in Book 9678, page 213

4. Charter in Book 9680, page 319

5. Right of others in and to the common areas.

This is improved property, known as **6504 Wildgrove Drive, Antioch, Tennessee 37013.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's (heirs) (successors) and assigns, forever.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Sherry Elaine Breece
Affiant

Subscribed and sworn to before me this 5 day of December, 1995.

Carol A. Wilson
Notary Public
My Commission Expires: 1120-96

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0321530.01
062907-002 12/05/95

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 5th day of December, 1995.

MEREDITH CORPORATION
An Iowa Corporation

By: _____
Frank DeTillio
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, CAROL H. WILSON the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Frank DeTillio, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of Meredith Corporation, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of December, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 11-20-96

CAROL H. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0321530.01
062907-002 12/05/95

EXHIBIT A

(Legal Description)

LAND in Davidson County, Tennessee, being Lot No. 17 on the Plan of Hickory Woods, Section C, of record in Book 6900, page 885, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

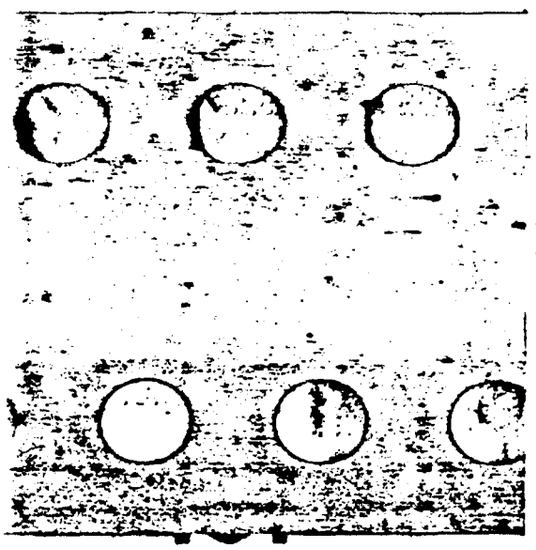
BEING the same property conveyed to Meredith Corporation by deed from Holigan Homes, Inc. of record in Book 9865, page 945, Reigster' Office for Davidson County, Tennessee.

0129705
IDENTIF. & REFERENCE

95 DEC -6 PM 3:42
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5692 12/06 0101 03CHECK 568.00





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

RECEIVED OF _____

FOR _____

BOOK 9881 PG 602

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 150000.00
CON TX 555.00
PRFEE 1.00
WDEED 12.00
TOTAL 568.00
CHECK 568.00

12/06/95 01 15:43 0001 5682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0129705 IDENTIF. # REFERENCE

95 DEC -6 PM 3:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 984168