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

Box 40-A

BOOK 9887 PG 804

ADDRESS NEW OWNER:
Howard R. Trawick
108 Hickman Street
Old Hickory, Tennessee 37138

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 043-04
PARCEL 055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John F. Webster, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Howard R. Trawick ("Grantee"), his heirs, successors and assigns, subject to a life estate expressly retained by John F. Webster, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> A tract of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Arbo Engineering Company, Nashville, Tennessee, dated April 9, 1966, as follows:
>
> Said tract of land begins at a point in the northerly margin of Keaton Avenue and thence N. 44° 15' E., 201.8 feet to a point; thence S. 46° 16' E., 164 feet to a point in the fence; thence S. 44° 47' W., 201.8 feet to a point in said margin of Keaton Avenue; thence with the same N. 46° 25' W., 162 feet to the beginning and containing 0.76 acres more or less.
>
> Being the same property conveyed to John F. Webster by deed from William A. Webster and wife, Rose E. Webster of record in Book 4044, page 154, Register's Office for Davidson County, Tennessee.

This is improved property known as 505 Keeton Avenue, Old Hickory, TN 37138.

This conveyance is made subject to 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 Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except by the life estate retained by Grantor; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his 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 my hand this the 13th day of December, 1995.

John F. Webster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John F. Webster, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 13th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 1-20-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $15,275.00.

Howard R Traurick
AFFIANT

Subscribed and sworn to before me
this 13th day of December, 1995.

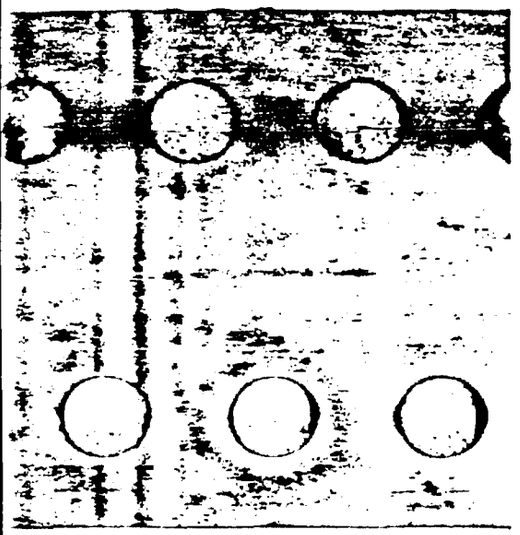
NOTARY PUBLIC

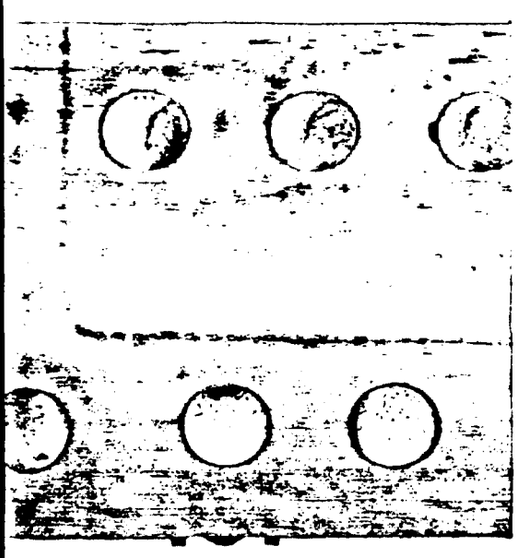
My Commission Expires: 1-20-99

0131762
IDENTIF. & REFERENCE

95 DEC 13 PM 4:29
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7961 12/13 0101 03CHECK 65.61





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9887 PG 806

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	15275.00
			CON TX	56.61
			PRFEE	1.00
			MTGFEE	8.00
			TOTAL	65.61
			CHECK	65.61
12/13/95	01		16:30 0001	7961

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131762
IDENTIF. ↑ REFERENCE

95 DEC 13 PM 4:3[illegible]
FELIX Z. WILSON II REGI[illegible]R
DAVIDSON COUNTY, TE[illegible]

No. 986423