WARRANTY DEED

BOOK 9892 PG 273

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00

Edward L. Sellars
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 19 95

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward L. Sellars (NAME)	Columbia National, Inc. (NAME)	MAP 54
104 Kennett Road (ADDRESS)	155 Franklin Road, S-202 (ADDRESS)	GROUP 10
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	PARCEL 2

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Michael A. Van Blaricum and wife, Judy A. Van Blaricum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward L. Sellars and wife, Barbara H. Sellars

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 133 on the Plan of Section 4, Brandywine Farms, of record in Book 3700, page 108, Register's Office for said County.

SAID Lot No. 133 fronts 164.3 feet on the southwesterly margin of Kennett Road and extends back 210.4 feet on the northerly line and 360.3 feet on the southerly line to a dead line in the rear, measuring 191.2 feet thereon.

BEING the same property conveyed to Michael A. Van Blaricum and Judy A. Van Blaricum by deed from Nicholas B. Snow and wife, Roxanne L. Snow of record in Book 8624, Page 675, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictive covenants of record in Book 3816, Page 544, amended in Book 3822, Page 851, made applicable in Book 4102 , Page 870, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 3700, Page 108, said Register's Office.

unimproved ( )
This is improved (X) property, known as 104 Kennett Road, Old Hickory, Tennessee 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 our hand s this 1st day of December 19 95

Michael A. Van Blaricum
By: Michael A Van Blaricum
Judy O'Guin, Attorney-in-fact

Judy A. Van Blaricum
By Judy O'Guin Atty in fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael A. Van Blaricum and wife, Judy A. Van Blaricum,

the bargainor S, 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 Mt. Juliet, Tennessee, this 1st day of December 19 95.

Commission expires April 25, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

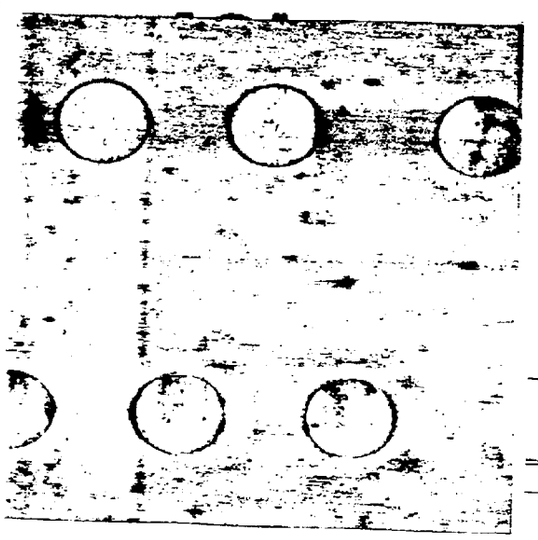
My commission expires _____

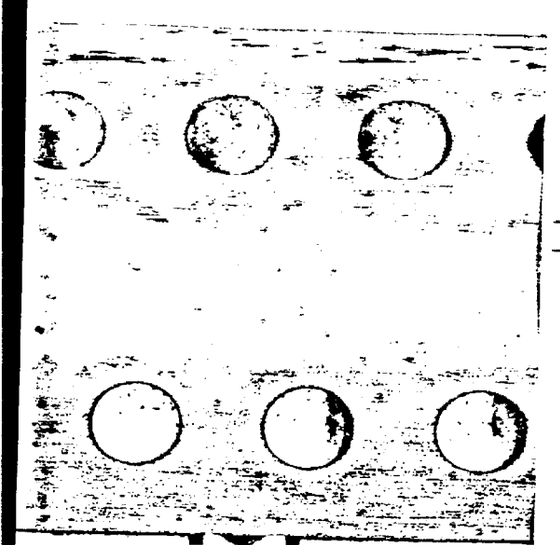
Notary Public

7714 12/19 0101 03CHECK 1063.50

013344
IDENTIFICATION REFERENCE

95 DEC 19 AM 10:25
FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9892 PG 275

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

DAMT
285000.00
CON TX 1054.50
PRFEE 1.00
WDEED 8.00
[illegible] 1063.50
CHECK 1063.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/19/95 01 10:25 0001 9714

0133344
IDENTIFICATION REFERENCE

95 DEC 19 AM 10:25
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 988139