Box 60

This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

BOOK 9916 PG 388

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Oscar L. Markham, et ux	Owner	172-8B-52.00
Nashville, TN 37211		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 15,000.00.

Bessie L Markham
Affiant

My Commission Expires:

July 28, 1997

Subscribed and sworn to before me this 5th day of January, 1996.

Barbara L Lank
Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **THE PINNACLE GROUP,** ("Grantor") by these presents does hereby transfer, sell and convey to **OSCAR L. MARKHAM and wife BESSIE MARKHAM,** ("Grantee") their heirs and assigns, a certain tract or parcel of real property located in Davidson County, State of Tennessee, more particularly described as follows, to wit:

BEING Lot No. 52 on the Plan of Bridle Downs, Phase II, as shown on Plat of Record in Plat Book 7900, page 241, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING part of the same property conveyed to The Pinnacle Group by Special Warranty Deed of record in Book 9884, at page 136, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 52 located in Bridle Downs subdivision, Nashville, Davidson County, Tennessee. This conveyance is subject to: Real property taxes for 1996 and subsequent years; Bylaws of Bridle Downs Homeowner's Association, Inc. of record in Book 8814, page 639, R.O.D.C.T.; All matters shown on Plat recorded in Book 6900, page 545, and Book 7900, page 241, R.O.D.C.T.; Easement(s) to Sanitary Sewer, as set forth in instrument recorded in Book 7797, page 477 and Book 7977, page 485, R.O.D.C.T.; Storm Water Detention Agreement of record in Book 7266, page 813, R.O.D.C.T.; Rights of others in and to the common elements.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to **Oscar L. Markham and wife Bessie Markham,** their heirs and assigns forever.

AND the Grantor does hereby covenant with **Oscar L. Markham and wife, Bessie Markham,** that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said **Oscar L. Markham and wife, Bessie Markham,** and their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of JANUARY, 1996.

GRANTOR: BOOK 9916 PG 389

The Pinnacle Group

By: _____
Glenn W. Dillehay

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Glenn W. Dillehay, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the owner of The Pinnacle Group, said entity being the within named bargainor, and that he as owner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of The Pinnacle Group by himself as owner.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 5th day of JANUARY, 1996.

My Commission Expires:

_____
Notary Public

July 28, 1997

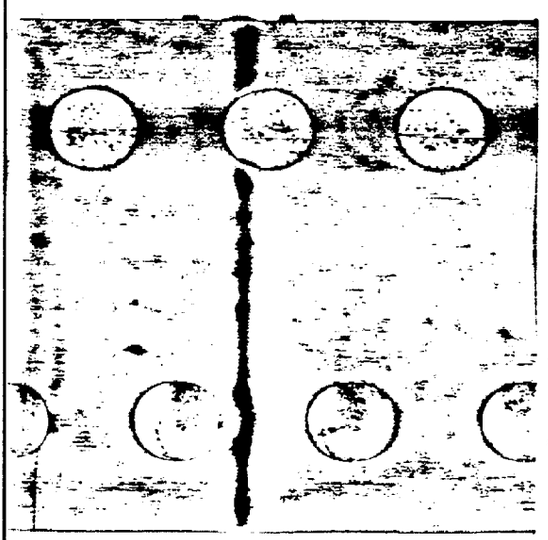
BARBARA S. LAMB NOTARY PUBLIC AT WILL

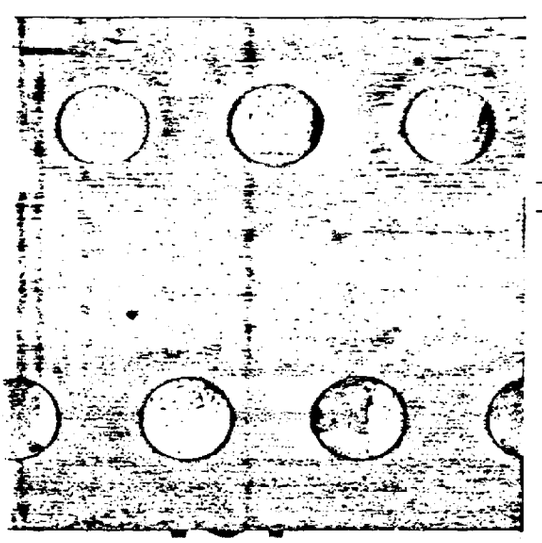
735B 01/12 0101 03CHECK 64.50

93 JAN 12 PM 1:43
DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

0140448





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

RECEIVED OF _____

FOR _____

BOOK 9916 PG 390

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

CHMT	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	8.00
TOTAL	64.50
CHECK	64.50

01/12/96 01 13:44 0001 7358

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140448
IDENTIFICATION REFERENCE

96 JAN 12 PM 1:43
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 995671