WARRANTY DEED

BOOK 9931 PG 396

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 19 95

Notary Public

MY COMMISSION EXPIRES: 5/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kevin Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Howard Rupard (NAME)	J. Howard Rupard (NAME)	MAP 147-6
844 Union Street (ADDRESS)	844 Union Street (ADDRESS)	PAR 148
Shelbyville, TN 37160 (CITY) (STATE) (ZIP)	Shelbyville, TN 37160 (CITY) (STATE) (ZIP)	

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, Iza V. McCool, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Howard Rupard and wife, Catherine Rupard

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. 232 on the plan of Caldwell County Estates, Section IV, of record in Book 2854, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank R. McCool and Iza V. McCool by Installment Deed from Rosemary Houston, of record in Book 6655, page 78, said Register's Office. Frank R. McCool conveyed his interest in the property to Sherry R. McCool by Quitclaim Deed of record in Book 9383, page 379, said Register's office. Sherry R. McCool conveyed her interest in the property to Ira V. McCool by Quitclaim Deed of record in Book 9826, page 414, said Register's office. A Deed of Correction correcting the name of Ira V. McCool to Iza V. McCool is being recorded simultaneously herewith. The purpose of the above referenced Deed of Correction is to vest a fee simple title in Iza V. McCool.

This conveyance is subject to the lien established by Installment Deed of record in Book 6655, page 078, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1788, page 108 and Book 3075, page 32, said Register's Office, and the Plan of

CONTINUED

unimproved ( )
This is improved (X) property, known as 265 Blackman Road, Nashville, Tennessee 37211
(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 my hand this 26th day of December 19 95

Iza V. McCool

LEGAL DESCRIPTION CONTINUATION

record in Book 2854, page 101, said Register's Office, which shows an Owner's Certificate, certain setback lines, and easements.

0145351
IDENTIF. & REFERENCE
96 JAN 30 AM 11:15
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.

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 Ina V. McCool, unmarried

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of December, 1998.

Commission expires 5/24/99

Notary Public

STATE OF TENNESSEE
COUNTY OF

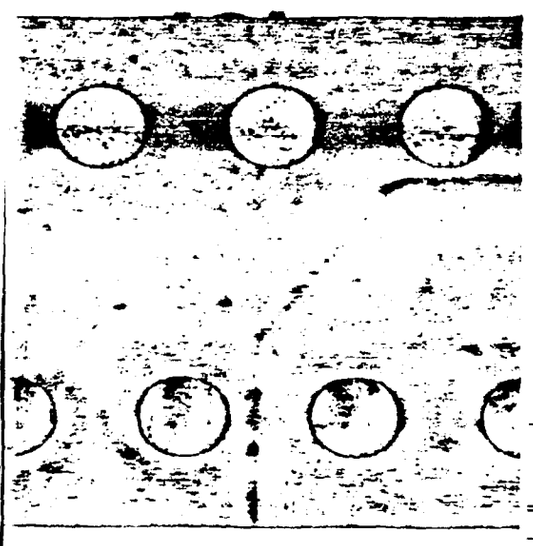
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

2646 01/30 0101 03CHECK 503.25



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

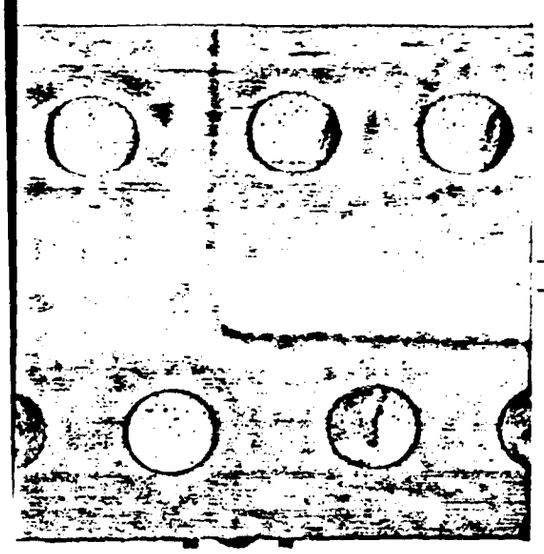
RECEIVED OF _____

FOR _____

BOOK 9931 PG 399

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 132500.00
CON TX 490.25
PRFEE 1.00
WDEED 12.00
TOTAL 503.25
CHECK 503.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/30/96 01 11:16 0001 2646

0145351
IDENTIF. ↑ REFERENCE

96 JAN 30 AM 11:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1000897