[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.]
[Michael F. Burke	Columbia National, Incorporated	MAP and PARCEL
[209 JoAnn Court	Attn: Tax Dept.	162-6-144
[Nashville, TN 37013	P.O. Box 3050	
	Columbia, MD 21045-6050	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Patricia W. Butner, married, and Rita Jean Cunnyngham, married, by and through her lawful attorney-in-fact, Patricia W. Butner,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Michael F. Burke, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Fair Oaks, Section II, as of record in Book 4460, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 71 feet on the southerly margin of JoAnn Court and extends back on the easterly margin 138.90 feet and 135.48 feet on the westerly margin to a dead line in the rear which measures 80.70 feet thereon.

Being the same property conveyed to Elsie P. Webb, by deed from James Terril Phillips, of record in Book 5659, Page 546, Register's Office for Davidson County, Tennessee. The said Elsie P. Webb since having died intestate leaving Patricia W. Butner and Rita Jean Cunnyngham as her only surviving heirs at law. See Affidavit of Heirship recorded simultaneously herewith.

This is property with a common address of 209 JoAnn Court, Nashville, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4460, Page 52 and 53, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4289, Page 198, as amended in Book 4556, Page 718, said Register's office.

Grantors warrant that they have never lived in said property as married people.

[STATE OF TENNESSEE]
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $77,500.00
[
[Affiant
[Subscribed and sworn before me this 19th day of January, 1996.
[
[My Commission Expires: July 14, 1999 Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **19th** day of **January, 1996**.

BOOK 9938 PG 780

Patricia W Butner
Patricia W. Butner

Rita Jean Cunnyngham
Rita Jean Cunnyngham

BY: Patricia W Butner
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patricia W. Butner 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, this **19th** day of **January, 1996**.

Notary Public
My Commission Expires: Jul 17, 1999

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Patricia W. Butner**, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-in-Fact of **Rita Jean Cunnyngham**, and is authorized by **Rita Jean Cunnyngham** to execute this instrument on his/her behalf by virtue of a Specific Durable Power of Attorney recorded simultaneously herewith.

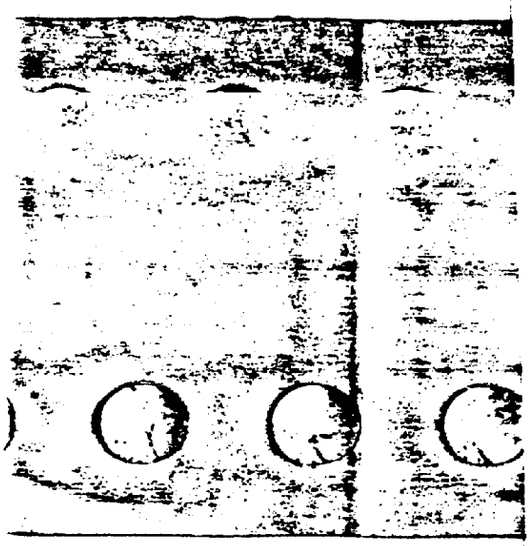
Witness my hand and official seal at **Nashville**,, Tennessee, this **19th** day of **January, 1996**.

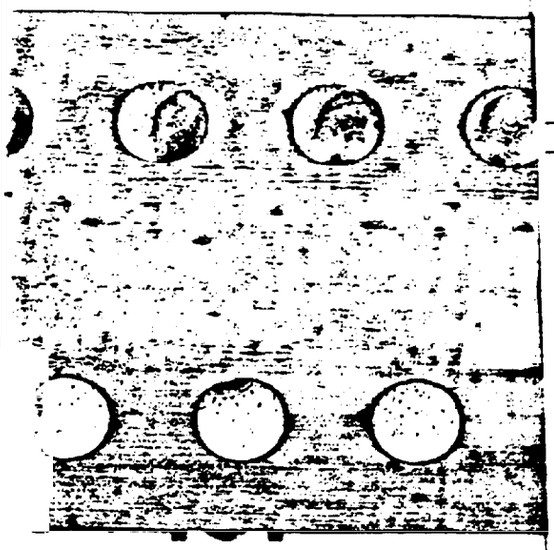
Notary Public
My Commission Expires: Jul 17, 1999

File No. 9601-013

4880 02/06 0101 03CHECK 295.75

0147454
IDENTIF. & REFERENCE
96 FEB -6 AM 8:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 781

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	77500.00
			CON TX	286.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	295.75
			CHECK	295.75
02/06/96	01		08:11 0001	4880

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147454
IDENTIF. REFERENCE

96 FEB -6 AM 8:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003105