BOOK 9943 PG 161

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER: M/M Thomas M. Donnell Jr. 3619 Hampton Ave. Nashville, TN 37215	SEND TAX BILL: *To Owner*
MORTGAGEE: None	MAP AND PARCEL: MAP P/O 117-1 GROUP PARCEL 106

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Forrest Park LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Thomas M. Donnell Jr. and wife, Patricia A. Donnell, 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. 10 on the Plan of Forrest Park of record in Book 9700, page 93, said Register's Office.

Being a part of the same property conveyed to Forrest Park, LLC by quitclaim deed from Forrest Park Partnership of record in Book 9943, page 148; further being a part of the property conveyed to Forrest Park Partnership by deed from Frances Horn Batson, Stanely F. Horn, III, Alice Crownover Weymuller, Simms Crownover, Jr., Arthur Crownover, II and Stanley Horn Crownover of record in Book 9906, page 219, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 10, Forrest Park S/D, Nashville, TN.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas M. Donnell Jr. and wife, Patricia A. Donnell, their heirs and assigns, forever; and Forrest Park LLC does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and it does further covenant and bind itself, its 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 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 31st day of January, 1996.

Forrest Park LLC

By: _____
Keith Perryman, Managing Member

Witness my hand this the 31st day of January, 1996.

BOOK 9943 PG 162

Forrest Park LLC

By: _____
Keith Perryman, Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Keith Perryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Managing Member of Forrest Park LLC and that as such Managing Member he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of January, 1996.

_____
NOTARY PUBLIC

My Commission Expires: November 20, 1996

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 205,000.00.

_____
AFFIANT

Subscribed and sworn to before me this 31st day of January, 1996.

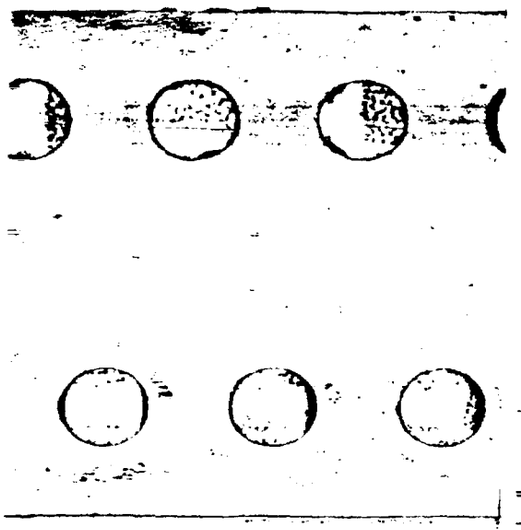
_____
NOTARY PUBLIC

My Commission Expires: November 20, 1996

96 FEB -8 PM 4:02
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

011,8824
IDENTIFICATION REFERENCE

5319 02/08 0101 03CHECK 767.50



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

RECEIVED OF _____

FOR _____

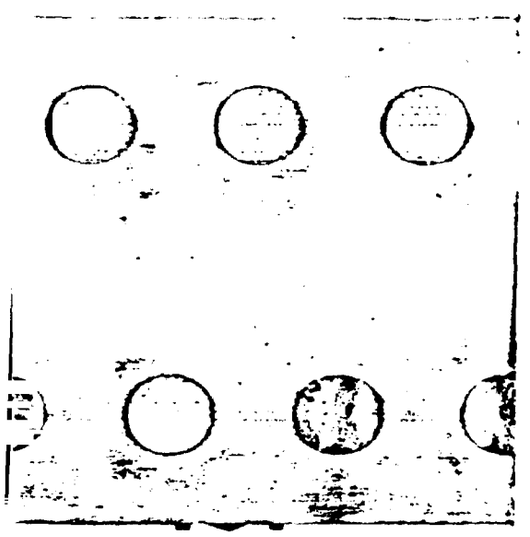
BOOK 9943 PG 163

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
205000.00
CON TX 758.50
PRFEE 1.00
WDEED 8.00
TOTAL 767.50
CHECK 767.50
02/08/96 01 16:03 0001 6319

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0148824
IDENTIF. & REFERENCE

96 FEB -8 PM 4:02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1004534