52

WARRANTY DEED

BOOK 9946 PG 383

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: 12-6-97
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENN. LIPSCOMB CO.

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Browning, Jr. (NAME)	Chemical Residential (NAME)	MAP 155-8 C
724 Collins Trace Court (ADDRESS)	P.O. Box 341650 (ADDRESS)	PAR 188 CO
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Columbus, OH 43234-1650 (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, Ronald L. Stepp and wife, Rebecca A. Stepp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard Browning, Jr. and wife, Maria Browning

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. 188 on the Plan of Poplar Creek, Phase II, of record in Book 6900, pages 337 through 347, 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 Ronald L. Stepp and wife, Rebecca A. Stepp, by deed from Cain Properties, Inc., a Tennessee Corporation, of record in Book 8965, page 769, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

96 FEB 13 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0149980
IDENTIF. & REFERENCE

This is improved (X) unimproved ( ) property, known as 724 Collins Trace Court, Nashville, Tennessee 37221
(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 6th day of February 19 96

Ronald L. Stepp, by Kendra Jones, Attorney in Fact
Ronald L. Stepp, by Kendra Jones, Attorney in Fact

Rebecca A Stepp, by Kendra Jones, Attorney in Fact
Rebecca A. Stepp, by Kendra Jones, Attorney in Fact

BOOK 9946PG384

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 Ronald L. Stepp and wife, Rebecca A. Stepp

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 Nashville, Tennessee, this 6th day of February 19 96.

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of February, 1996, before me personally appeared Kendra Jones to me known (Or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ronald L. Stepp and Rebecca A. Stepp and acknowledged that she executed the same as the free act and deed of Ronald L. Stepp and wife, Rebecca A. Stepp. Witness my hand and seal this 6th day of February, 1996.

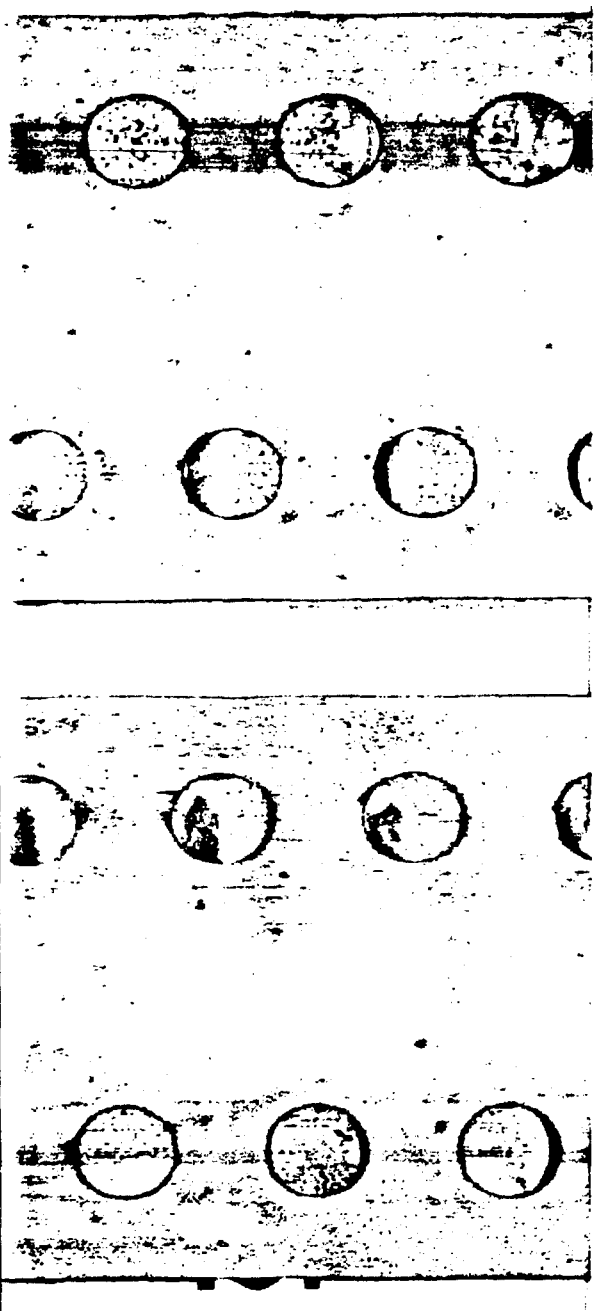
My Commission Expires:

12-6-99

_____
Notary Public

(SEAL)

7564 02/13 0101 03CHECK 582.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9946 PG 385

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
155000.00
CON TX 573.50
PRFEE 1.00
WDEED 8.00
TOTAL 582.50
CHECK 582.50

02/13/96 01 10:41 0001 7561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149980
IDENTIF. & REFERENCE

96 FEB 13 AM 10:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1005760