This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9955 PG 239

ADDRESS NEW OWNER:
Catherine L. Larson
2425 Pennington Bend Road
Nashville, Tennessee 37214

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 62
Group 5
Parcel 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert J. Engman and wife, Karla Engman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Catherine L. Larson,** unmarried, hereinafter called the Grantee, her 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 Nos. 78 & 79 on the Plan of River View Subdivision, of record in Book 547, page 93, 94, & 95, Register's Office for said County.

Said Lot Nos. 78 & 79 adjoin and front together 100 feet on the westerly margin of Pennington Bend Road, formerly River View Avenue, and extends back 242 feet on the northerly line and 234 feet on the southerly line to a dead line in the rear, measuring 100.4 feet thereon.

Included in the above description, but expressly excluded here from the part of said property taken by the United States of America by instrument of record in Book 2245, page 167, said Register's Office.

This is the same description as the prior deed of record.

Being the same property conveyed to Robert J. Engman, unmarried by deed from Robert L. Barrett and wife, Beverly Barrett, dated September 15, 1994, as of record in Book 9469, page 254, Register's Office for Davidson County, Tennessee. Karla Engman wife of Robert J. Engman joins in this conveyance to convey any marital interest she may have in said property.

This is improved property known as 2425 Pennington Bend Road, Nashville, TN 37214.

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

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 207,000.00.

Catherine L. Larson
AFFIANT

Subscribed and sworn to before me
this 20th day of February, 1996.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: February 3, 1997



This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 547, pages 93, 94, & 95, said Register's Office.

Real property taxes for 1996 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Catherine L. Larson, unmarried, her heirs and assigns, forever; and we, Robert J. Engman and wife, Karla Engman, do covenant with the said Grantee 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 Grantee, her 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 our hands this the 20th day of February, 1996.

Robert J. Engman

Karla Engman

0533 02/23 0101 03CHECK 778.90

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert J. Engman and wife, Karla Engman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 20th day of February, 1996.

Patricia M. Dunn
NOTARY PUBLIC

My Commission Expires: February 3, 1997

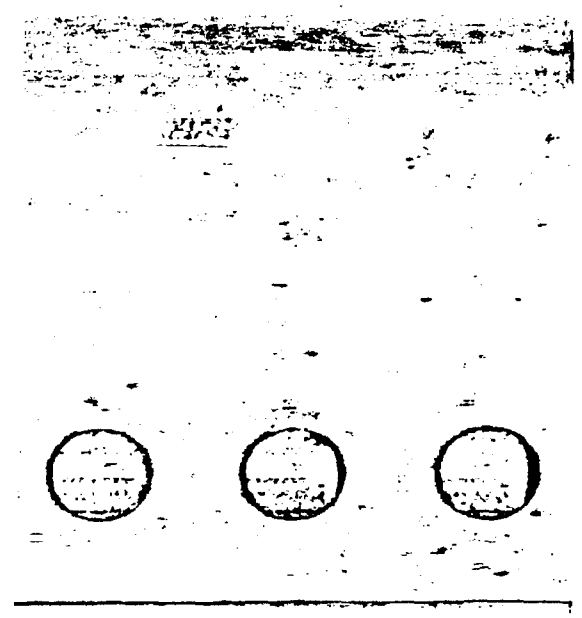
PATRICIA M. DUNN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

01527762

IDENTIFICATION REFERENCE

95 FEB 23 AM 8:07

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

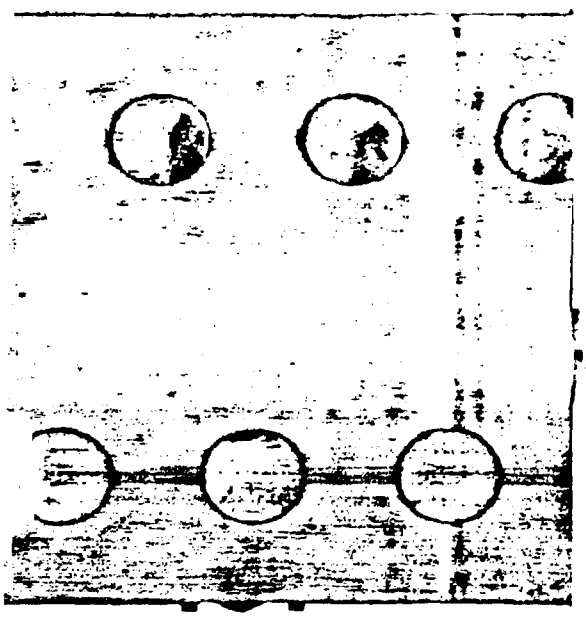
FOR _____

BOOK 9955 PG 242

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 207000.00	
			CON TX 765.90	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 778.90	
			CHECK 778.90	
02/23/96	01		08:10 0001 0533	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0152762
IDENTIF. REFERENCE

96 FEB 23 AM 8:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008693