Box 17

WARRANTY DEED

BOOK 9956 PG 129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Carroll E. Combs, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF February 19 96

NOTARY PUBLIC — Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/20/97
(AFFIX SEAL)

LAURA A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carroll E. Combs, Jr. (NAME)	Guaranty Trust Company (NAME)	MAP 176-2
4292 Maxwell Road (ADDRESS)	726 South Church Street (ADDRESS)	PARCEL 51
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	2D78563

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, Jerry Butler Construction, Inc., a TN Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carroll E. Combs, Jr. and wife, Tambra D. Combs

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:

Being Lot No. 229 of Peppertree Forest Subdivision, Section 18, as of record in Plat Book 8250, page 260, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Jerry Butler Construction, Inc., a TN Corp. by deed from Jerry D. Butler of record in Book 9956, page 127, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 9293, page 86, said Register's Office.

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

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4292 Maxwell Road, Antioch, TN 37013
(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 20th day of February 19 96

Jerry Butler Construction, Inc., a TN Corp.
By: Jerry Butler
Jerry Butler, President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry Butler and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Jerry Butler Construction, Inc. the within named bargainor, and corporation, and that he as such President 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 Jerry Butler as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, TN 37211 on this the 20th day of February 1996

My commission expires 11/22/98

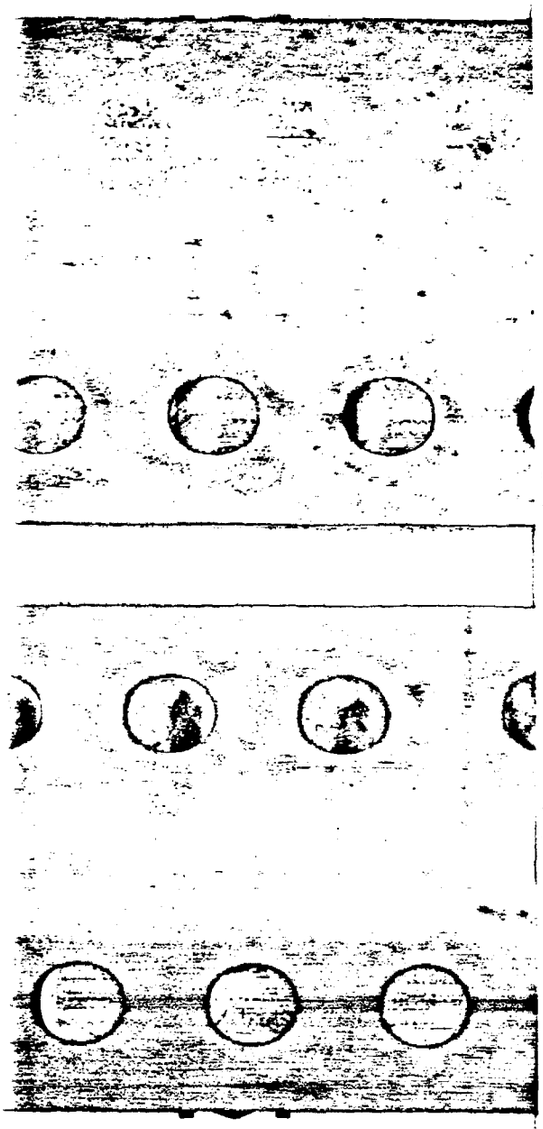
LAURI A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Lauri A. Beasley
Notary Public

0153125
IDENTIF. ▲ REFERENCE

96 FEB 23 PM 2:47
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0931 02/23 0101 03CHECK 406.75



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

RECEIVED OF _____

FOR _____

BOOK 9956 PG 131

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 107500.00
CON TX 397.75
PRFEE 1.00
WDEED 8.00
TOTAL 406.75
CHECK 406.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
02/23/96 01 14:51 0001 0931

0153125
IDENTIF. ↑ REFERENCE

96 FEB 23 PM 2:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1009090