WARRANTY DEED

BOOK 9960 PG 107

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Linda F. Munson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda F. Munson (NAME)	Linda F. Munson (NAME)	148-1-78
4112 Old Hickory Blvd. (ADDRESS)	4112 Old Hickory Blvd. (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (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, Ruth E. Arnold, heir at law of Edna Mai Estes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda F. Munson

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 Old Hickory, Davidson County, Tennessee, being a part of lots 11 and 12 of Block 5 on the Plan of Berryville as recorded in Book 421, Page 117, Register's Office for said county and more particularly described as follows:

Beginning in the easterly right of way of Old Hickory Boulevard approximately 250 feet north of the northerly radius return of Sixth Street; thence northerly along said Old Hickory Boulevard 57.7 feet; thence leaving said boulevard easterly 187.4 feet to the westerly right of way of the L & N Railroad; thence along said railroad right of way southeasterly 46.8 feet; thence westerly 213.2 feet to the point of beginning.

Being part of the same property conveyed to D. C. Estes and wife, Edna Mai Estes of record in Book 2034, page 271, Register's Office for Davidson County, Tennessee. The said D. C. Estes having predeceased his wife, Edna Mai Estes. The said Edna Mai Estes having since died on May 17, 1995, and naming Ruth E. Arnold, Beneficiary of her estate by will and order of Probate of record in the Probate Court for Davidson County, Tennessee, Docket #96P-88.

ENCUMBERED AS FOLLOWS:

CONTINUED

unimproved ( )
This is improved (X) property, known as 4112 Old Hickory Blvd., Old Hickory, Tennessee 37138
(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 23rd day of February 19 96

Ruth E. Arnold

Ruth E. Arnold, heir at law of
Edna Mai Estes

BOOK 9960 PG 108

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth E. Arnold, heir at law of Edna Mai Estes

the bargainor 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 at Franklin, Tennessee, this 23rd day of February 19 96.

Commission expires 1-20-98

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

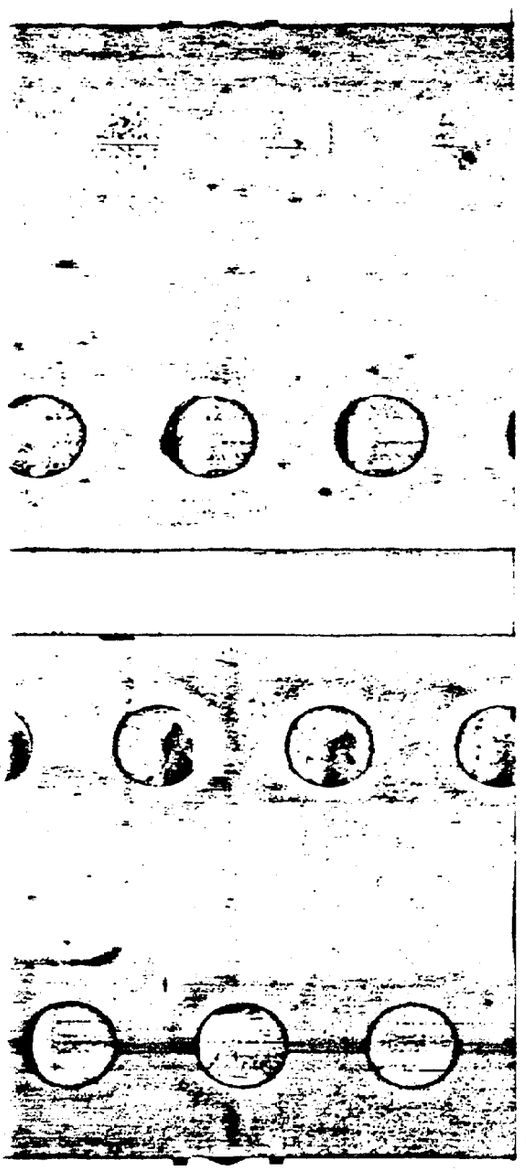
LEGAL DESCRIPTION CONTINUATION

Davidson County Property taxes for the year 1996 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

0154332
IDENTIF. & REFERENCE

96 FEB 28 AM 10:04
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

2220 02/28 0101 03CHECK 175.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9960 PG 109

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	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	8.00
TOTAL	175.50
CHECK	175.50

~~02/28/96 01 10:08 0001 2220~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154332
IDENTIF. ↑ REFERENCE

96 FEB 28 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010366