Box 25

WARRANTY DEED

Bk 9961 Pg 461

File No: 00278712

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janet S. Burns	SAME	Map 104-7
[NAME]	[NAME]	
1710 Natchez Trace		Parcel 281
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, TN 37212		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Eric J. Bentley and wife, Leah Krauth Bentley

have this day bargained and sold, and do hereby transfer and convey unto the said Janet S. Burns, married

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, for this transfer is $ 155,100.00

Subscribed and sworn to before me, this the 28TH day of FEBRUARY, 19 96

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved ( )

This is improved (X) property known as 1710 Natchez Trace, Nashville
[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 28TH day of FEBRUARY, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eric J. Bentley

Leah Krauth Bentley,

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Eric J. Bentley and wife, Leah Krauth Bentley

the within named 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 Davidson COUNTY, Tennessee, this 28TH day of FEBRUARY, 19 96.

Linda V. Jones Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____ Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

96 FEB 29 AM 10:53
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

0154730
IDENTIF. & REFERENCE

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

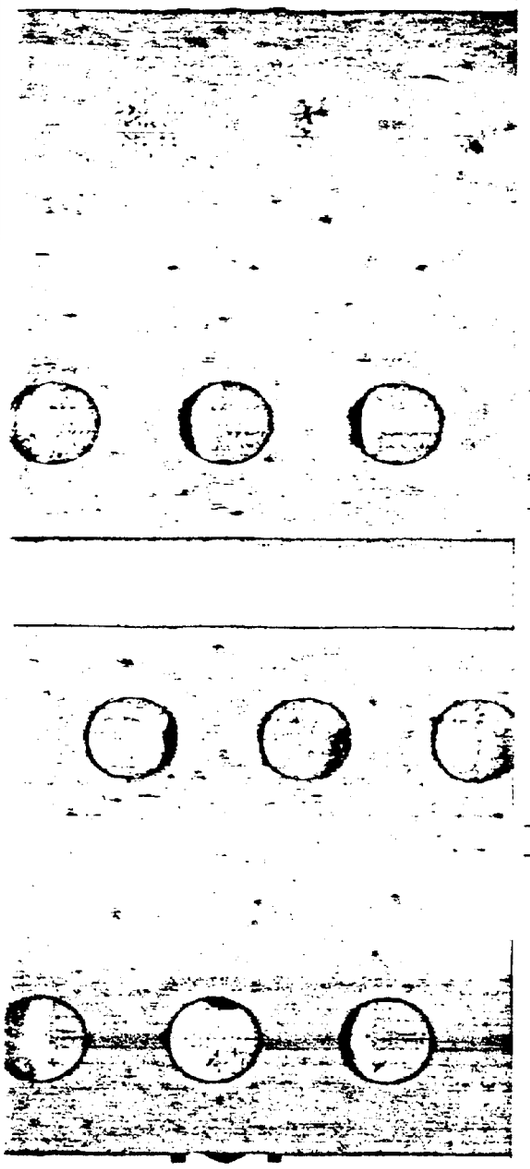
2650 02/29 0101 03CHECK 586.87

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 2 and the northerly 9 feet of Lot No. 3 on the Plan of Geo. T. Waddey's Subdivision of Lots Nos. 1, 2, 3 and 4, of Stokes and Marshall's Subdivision, as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 and part of Lot No. 3 front together 59 feet on the easterly side of Natchez Trace or 28th Avenue South, formerly Compton Avenue, and run back between parallel lines 145 feet to an alley.

Being the same property conveyed to Eric J. Bentley, unmarried, and Leah D. Krauth, unmarried, as joint tenants with right of survivorship, by deed from B & G Construction, a partnership, of record in Book 9127, page 863, Register's Office for Davidson County, Tennessee. E/B LEB



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

RECEIVED OF _____

FOR _____

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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 155100.00
CON TX 573.87
PRFEE 1.00
WDEED 12.00
TOTAL 586.87
FEES 586.87

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/29/96 01 10:35 0001 2650

0154730
IDENTIF. # REFERENCE

96 FEB 29 AM 10:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010791