WARRANTY DEED

BOOK 9987 PG 320

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,800.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-24-98
(AFFIX SEAL)

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
Jane S. Morrow (NAME)	Columbia National, Incorporated (NAME)	65-13-48
4704 Cascade Dr. (ADDRESS)	P.O. Box 3050 (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Columbia, MD 21045 (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, Thomas W. Smalling

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jane S. Morrow

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 Number 262, on the Plan of Sherwood Forest Subdivision, Section 4, of record in Book 4460, Page 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas W. Smalling by QuitClaim Deed from Anna L. Smalling of record in Book 7870, Page 969, Register's Office for Davidson County, Tennessee and by deed from Federal Deposit Insurance Corporation of record in Book 5111, Pages 410-411, Register's Office for Davidson County, Tennessee.

I, Deborah I. White wife of Thomas W. Smalling, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Jane S. Morrow, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

This property is conveyed subject to the following:

Davidson County 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

CONTINUED

This is improved (X) unimproved ( ) property, known as 4704 Cascade Dr., 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 20th day of March, 19 96

Thomas W. Smalling

Deborah I. White

320

BOOK 9987 PG 321

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 Thomas W. Smalling and wife, Deborah I. White

the bargainor 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 Franklin, Tennessee, this 20th day of March 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

payable.

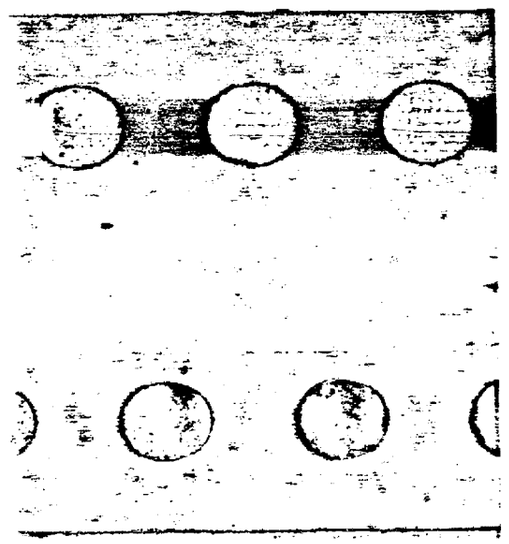
The Plan of record in Book 4460, Pages 182 and 183, said Register's Office.

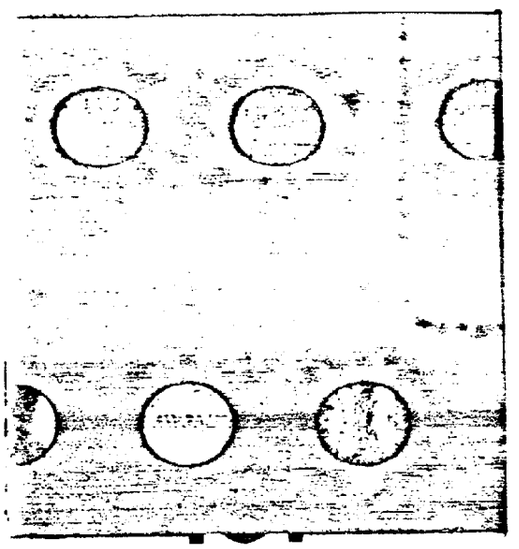
Restrictive covenants contained in instrument of record in Book 4704, Page 448, Register's Office for Davidson County, Tennessee.

0162724
IDENTIF. & REFERENCE

96 MAR 22 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1240 03/22 2101 03CHECK 312.03





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

RECEIVED OF _____

FOR _____

BOOK 9987 PG 322

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	81900.00
CON TX	303.03
PRFEE	1.00
MDEED	8.00
TOTAL	312.03
CHECK	312.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/22/96 01 08:59 0001 1240

0162724
IDENTIF. ↑ REFERENCE

96 MAR 22 AM 8:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019279