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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
John J. Garman 632 Magnolia Lane Nashville, TN 37211	Columbia National, Inc. P.O. Box 3050 Columbia, MD 21045-6050	Map 172-030B Parcel 040.00Co

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Leonard W. Sears III (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto John J. Garman, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of the Woodlands, Phase 2, of record in Book 6900, page 635, Register's Office for said County.

Being the same property conveyed to Leonard W. Sears III by Warranty Deed from Richter Dial Builders, Inc. a State of Tennessee corporation of record in Book 9326, Page 532, said Register's Office for Davidson County, Tennessee.

Joy Sears, wife of Leonard W. Sears III, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 632 Magnolia Lane, Nashville, Tennessee 37211.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $146,500.00.

Affiant

Subscribed and sworn to before me this 27th day of March, 1996.

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of March, 1996.

LEONARD W. SEARS III

JOY SEARS

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leonard W. Sears III and wife, Joy Sears,** 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of March, 1996.

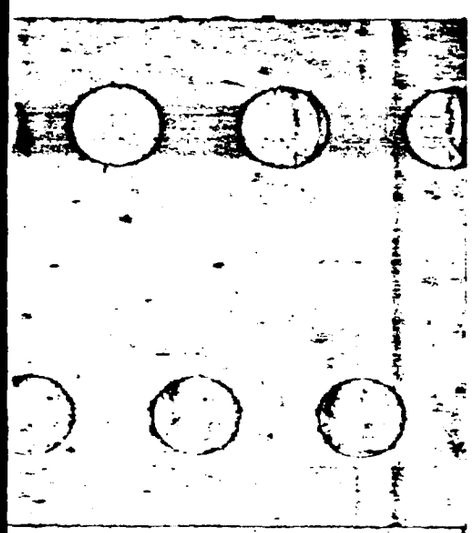
NOTARY PUBLIC

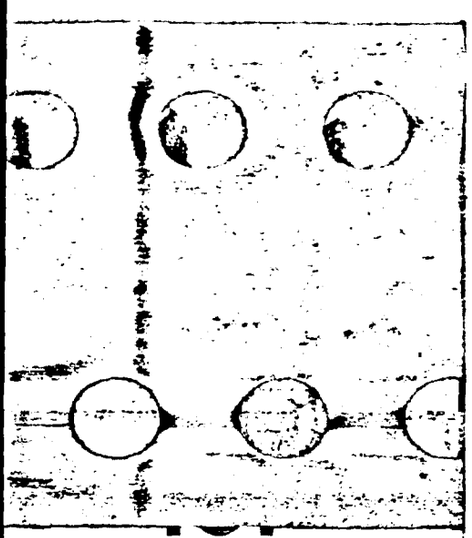
My Commission Expires: 1-24-98

0166029
IDENTIFICATION REFERENCE

96 APR -1 PM 1:56
FELICIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 551.35





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 101

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

DART	
	116500.00
DON TX	542.05
PRFEE	1.00
MISC	8.00
TOTAL	551.05
CHECK	551.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166029

IDENTIF. ↑ REFERENCE

96 APR -1 PM 1:56

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022781