[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[James T. Holbrook	[Nashville Bank of]	]
[and wife,	[Commerce]	Map 116-160B]
[Kimberly W. Holbrook	[218 29th Avenue N.]	Parcel 037.00Co]
[106 Wentworth Avenue	[Nashville, TN 37203]	]
[Nashville, TN 37215	[ ]	]
[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, We, David S. Harkness and wife, Betty G. Harkness (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto James T. Holbrook and wife, Kimberly W. Holbrook (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 37 on the Plan of the Second Revision of The Iroquois of Nashville, of record in Plat Book 6900, pages 61 & 62, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David S. and Betty G. Harkness by Warranty Deed from Rochford Realty & Construction Co., Inc. of record in Book 8671, Page 611 and as re-recorded in Book 8755, page 68, Register's Office for Davidson County, Tennessee.

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 106 Wentworth Avenue, Nashville, Tennessee 37215.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for this transfer is $434,000.00.
[
[James T Holbrook
[Affiant
[Subscribed and sworn to before me this
[29th day of March, 1996.
[
[Notary Public
[My Commission Expires January 24, 1998

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

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of March, 1996.

David S. Harkness

Betty G. Harkness

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 **David S. Harkness and wife, Betty G. Harkness,** 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 29th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: June 24, 1998

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0166031

IDENTIFICATION REFERENCE

96 APR -1 PM 1:57

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 2.00 33.00 151 30



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 115

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

AMT	
	434000.00
DEN TX	1605.80
PRFEE	1.00
MTEED	8.00
TOTAL	1614.80
CHECK	1614.80

04/01/96 01 14:00 0001 4777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166031
IDENTIF. # REFERENCE
96 APR -1 PM 1:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022783