Address New Owner:	Send Tax Bills to:
David D. Steen and wife, Laurie D. Steen 103 Westchester Drive Madison, TN 37115	Countrywide Home Loans 155 North Lake Ave. Pasadena, CA 91109

Tax Map and Parcel Nos.
Map 042-09-0
Parcel No. 046

BOOK 10006 PG 392

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **I, JACKSON R. MOORE,*** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **DAVID D. STEEN AND WIFE, LAURIE D. STEEN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in DAVIDSON County, Tennessee and being more particularly described as follows:

*Unmarried

Being Lot No. 19 on the Plan of Kemper Heights, Section 2, of record in Book 2331, Page 104, Register's Office of Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Jackson R. Moore by Quitclaim Deed from Hazel Marie Moore of record in Book 9938, Page 538, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 103 WESTCHESTER DRIVE, MADISON, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantees, their successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996, Restrictive Covenants of record in Book 2442, Page 459, Register's Office for Davidson County, Tennessee and Notes, Easements, Setback Lines, etc. as are set forth on the Plan of record in Book 2133, page 104, said Register's Office.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

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 my hand this the 27th day of March, 1996.

Jackson R. Moore

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 Jackson R. Moore, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this the 27th day of March, 1996.

My Commission expires:
5/23/98

Deanie L Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $51,800.00.

Affiant

Sworn to and subscribed before me
this the 27th day of March, 1996.

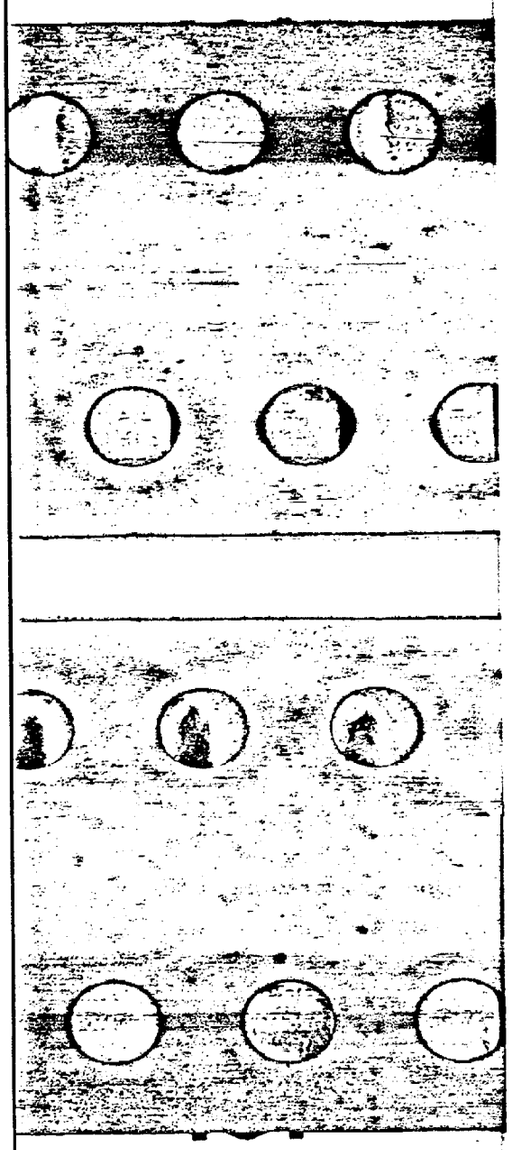
Deanie L Gregory
Notary Public
My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

7232 04/08 0101 03CHECK 200.66

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
96 APR -8 AM 9:36

IDENTIF. + REFERENCE
0168321



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

RECEIVED OF _____

FOR _____

BOOK 10006 PG 394

CG - 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 51800.00
CON TX 191.66
PRFEE 1.00
WDEED 8.00
TOTAL 200.66
CHECK 200.66

04/08/96 01 09:37 0001 7232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0168321
IDENTIF. ↑ REFERENCE

96 APR -8 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025220