BK/ 10016 PG 137

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 177,900.00

Affiant

SUBSCRIBED, AND SWORN TO BEFORE ME, THIS THE 4th day of April 19 96

RHONDA S. WHITE NOTARY PUBLIC AT LARGE MAURY COUNTY

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) October 9, 1999

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Brian John Jannsen	~~Owner~~ FIRST FARMERS & MERCHANTS	108-12-B
(NAME) 3433 Harborview Circle	(NAME) 816 South Garden St.	182
(ADDRESS) Nashville, TN 37214	(ADDRESS) Columbia, TN 38401	3D 92727
(CITY) (STATE) (ZIP)	(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, Mark Paul Huffman and wife, Joyette S. Huffman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian John Jannsen and wife, Valerie Lynn Jannsen

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 No. 138 on the Plan of Harborview Section 6 Phase 1-A of record in Plat Book 7900, Page 645, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Mark Paul Huffman and wife, Joyette S. Huffman by deed of record in Book 9532, Page 171, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Mark Paul Huffman and Joyette S. Huffman by Donna Ritter as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10016, Page 136, in the Register's Office for Davidson County, Tennessee.

0171620

IDENTIF. & REFERENCE

96 APR 16 AM 8:33

ELIA [illegible] REGISTER DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (XX) property, known as 3433 Harborview Circle, Nashville, TN 37214
(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 our hands this 4th day of April 1996

Mark Paul Huffman — By: Donna Ritter, Attorney-in-fact

Joyette S. Huffman — By: Donna Ritter, Attorney-in-fact

DCTN01WC

51417

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 10016 PG 138

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Paul Huffman and wife, Joyette S. Huffman

the 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 Antioch, Tennessee, this 4th day of April 19 96.

Commission expires October 9, 1999

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

STATE OF Tennessee
COUNTY OF Davidson

On this April 4, 1996 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Mark Paul Huffman and wife, Joyette S. Huffman, and acknowledged that she executed the same as the free act and deed of the said Mark Paul Huffman and wife, Joyette S. Huffman, through Power of Attorney granted her by the said Mark Paul Huffman and wife, Joyette S. Huffman.

Commission Expires: 9/22/98

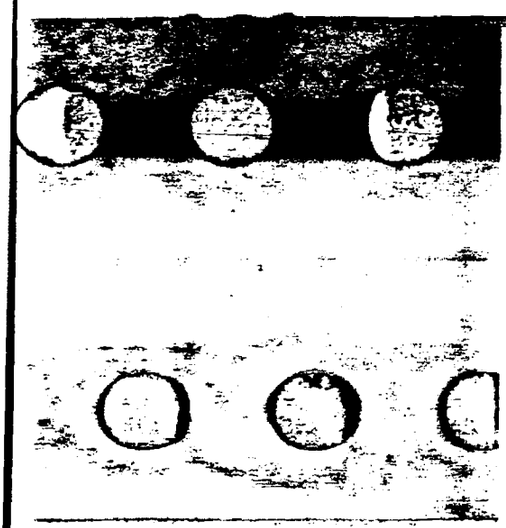
Notary Public

RHONDA S. WHITE NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

RECEIVED FOR RECORD

67.00

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10016 PG 139

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	
				177900.00
			CON TX	553.23
			PRFEE	1.00
			MISC	3.00
			TOTAL	667.23
			CHECK	667.23
04/16/96		01	08:33 0001	0790

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171620
IDENTIF. # REFERENCE

96 APR 16 AM 8:33

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1028746