File in Box No. 19 B

WARRANTY DEED

P 10017 Pg 115

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE #96-4-37-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 169,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEN G. HARPER	FRANKLIN NATIONAL BANK	MAP 141-15-0-D
(NAME)	(NAME)	
7628 Staffordshire Drive	230 Public Square	PARCEL 037CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	FB #09D-79708
(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, DEBRA S. McDOWELL HELD AND HUSBAND, RANDALL E. HELD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN G. HARPER AND WIFE, BETTIE Y. HARPER

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. 37 on the Plan of "Sheffield" on the Harpeth, Phase I, a Planned Unit Development, as of record in Book 6900, Pages 410 & 411, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Debra S. McDowell, unmarried, by Deed from Randall Phillips Builders, Inc., of record in Book 7300, Page 185, Register's Office for Davidson County, Tennessee. The said Debra S. McDowell having since married and now being Debra S. McDowell Held.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Sheffield on the Harpeth of record in Book 6925, Page 900, Book 7145, Page 954, as amended in Book 8505, Page 598, Book 8747, Page 97, and Book 9313, Page 806, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Randall E. Held, spouse of the above named Debra S. McDowell Held, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

unimproved ( )
This is improved (X) property, known as 7628 Staffordshire Drive, Nashville, TN 37221
(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 hand s this 12th day of April 19 96

Debra S. McDowell
DEBRA S. McDOWELL HELD

Randall E. Held
RANDALL E. HELD

: 10017p-116

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 DEBRA S. McDOWELL HELD AND HUSBAND, RANDALL E. HELD

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 Brentwood, Tennessee, this 12th day of April, 19 96.

Commission expires July 24, 1999

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

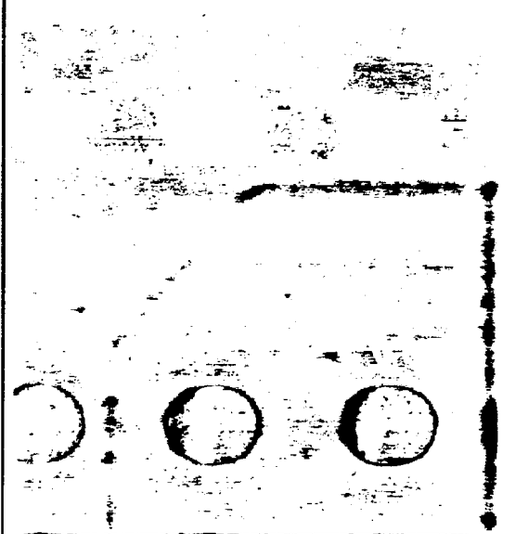
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

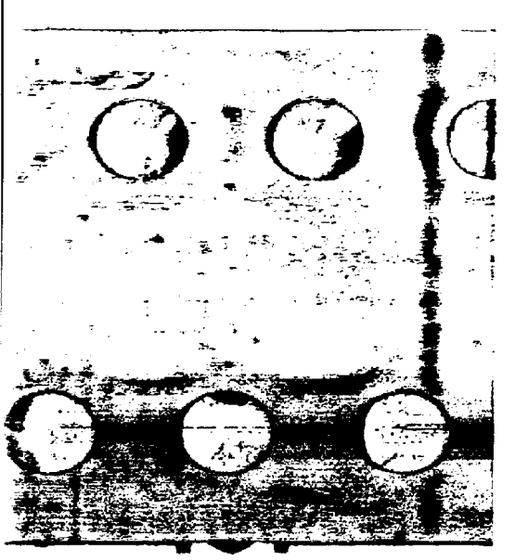
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

017929
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBOOK 10017 PG 117

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
				CHKT
				169700.00
				DEN TX 628.63
				PRFEE 1.00
				RECEI 3.00
				TOTAL 637.63
				CHECK 637.63
04/16/96		01	13:17	0001 1119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171929
IDENTIFICATION REFERENCE

96 APR 16 PM 1:16

FELIX Z. WILSON, REGISTER
DAVIDSON CO., TN.

No. 1029074