This Instrument Prepared By:

10020-595

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Sammy E. Graves and wife,	Norwest Mortgage, Inc.	Map 161
Joan R. Graves	380-D Carriage House Dr.	Group 11C
330 Yorkshire Circle	Jackson, TN 38305	Parcel 15
Nashville, TN 37211		

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Sammy E Graves
AFFIANT

Sworn to and subscribed before me
this 17th day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 4-1-97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires April 1, 1997

96 APR 19 AM 8:42

0172902

IDENTIFICATION REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Brian Edward Wieneke and wife, April Renae Wieneke hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto Sammy E. Graves and wife, Joan R. Graves hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Williamson County, Tennessee, described as follows, to-wit:

Land in Davidson County, being Building "C", Unit 303 of the Resubdivision of Lot 1 of Phase IV, Villages of Brentwood, of record in Plat Book 6900, page 471, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Brian Edward Wieneke and wife, April Renae Wieneke, by Deed from Eric J. Meracle and wife, Tina D. Meracle, of record in Book 8899, page 624, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES that they 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 follows:

1. Davidson County taxes for the year 1996 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 161, Group 11C, Parcel 15.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6730, page 508, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for the Townhouses at Village of Brentwood, of record in Book 7231, page 789, Register's Office for Davidson County, Tennessee.

5. By-Laws of Villages of Brentwood Townhouse Homeowners Association "A" of record in Book 7231, page 816, Register's Office for Davidson County, Tennessee.

6. Quitclaim Deed - Open Space Villages of Brentwood Townhouse Homeowners Association "A" of record in Book 7397, page 382, Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed - Open Space Villages of Brentwood Townhouse Homeowners Association of record in Book 7397, page 384, Register's Office for Davidson County, Tennessee.

8. All terms, provisions and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

This improved property is known as 330 Yorkshire Circle, Nashville, TN 37211

WITNESS our hands this 17th day of April, 1996, in Franklin, Tennessee.

Brian Edward Wieneke

Brian Edward Wieneke

April Renae Wieneke

April Renae Wieneke

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Edward Wieneke and wife, April Renae Wieneke, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of April, 1996.

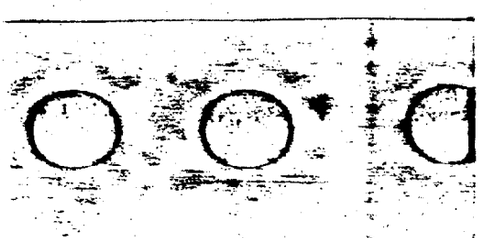
BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires April 1, 1997

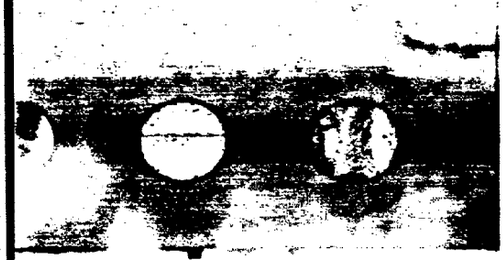
Notary Public

My commission expires: 4-1-97









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

RECEIVED OF _____

FOR _____

BOOK 10020 PG 597

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
				CHK 84000.00
				DEA TX 310.80
				PRFEE 1.00
				RLEEE 8.00
				TOTAL 319.80
				CHECK 319.80

04 13756 01 08:43 0001 2172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0172902
IDENTIF. & REFERENCE

95 APR 19 AM 8:42
DAVIDSON COUNTY, TN.

No. 1030110