PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

POOR 10029PG654

W & I Ref: (cmw) Title No: 37661
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wanda F. Walther 3607 Victoria Station Court Antioch, TN 37013	Columbia National, Inc. P.O. Box 3050 Columbia, MD 21045-6050

TAX MAP-PARCEL NUMBERS: 150-4-61 02DZ 3923

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Julie B. Kyzer, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wanda F. Walther, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 39B on the plan of Zone Lot Division Lots 38 thru 42 Chelsea of Priest Lake Section One-A of record in Book 5200, page 696 and amended in Book 6250, page 87, Register's Office for said County.

SAID Lot No. 39B fronts 19.33 feet on the easterly margin of Victoria Station Court and extends back 139.78 feet on the broken northerly line and 220.08 feet on the south line to a dead line in the rear, measuring 116.08 feet thereon.

BEING the same property conveyed to Julie B. Kyzer, unmarried, by deed from Clarence Eugene Bennett and wife, Mary Lou Bennett of record in Book 8929, page 909, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to restrictive covenants of record in Book 6213 Page 806 and on the plan of record in Book 6250, page 87 said Register's Office, and to the matters set forth in the referenced Plan of record.
This is improved property, known as: 3607 Victoria Station Court, Antioch, TN 37013

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of April, 1996.

Julie B. Kyzer

BOOK 10029 PG 655

State of Tennessee
County of Davidson

On this 26th day of April, 1996, before me the undersigned authority, personally appeared **Julie B. Kyzer**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 67650.00

Affiant

Sworn and subscribed before me on the 26th day of April, 1996.

Notary Public

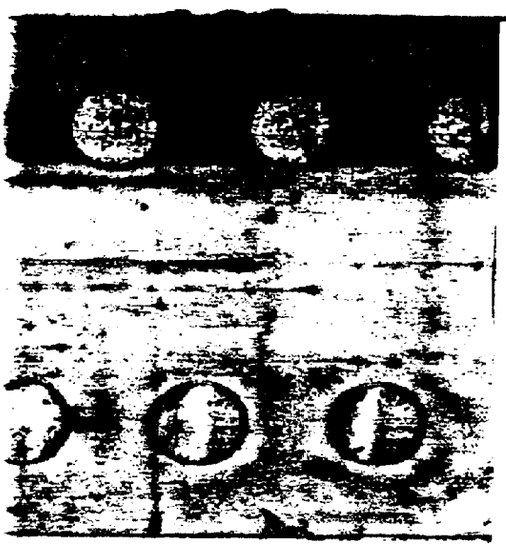
My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

96 APR 29 AM 10:40

0175802

IDENTIFICATION REFERENCE

5145 04/29 0101 03CHECK 259.12



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

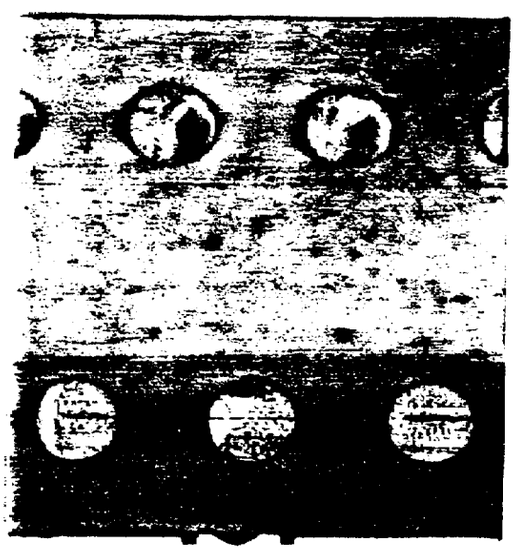
RECEIVED OF _____

FOR _____

BOOK 10029 PG 656

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



CAMT 67650-00
CON TX 250-12
PRFEE 1-00
WDEED 8-00
TOTAL 259-12
CHECK 259-12

04/29/96 01 10:48 0001 5145

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175802
IDENTIF. # REFERENCE

96 APR 29 AM 10:40
DAVIDSON COUNTY, TN.

No. 1033193