File Box #504

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10042 PG 517

ADDRESS NEW OWNER:
Thomas G. Hartman
4109 Tea Garden Way
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Columbia National, Incorporated
P. O. Box 3050
Columbia, Maryland 21045-6050

MAP AND PARCEL:
MAP 150-14
PARCEL 86
2DX09325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Southeast Builders Group, a Tennessee General Partnership, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas G. Hartman, unmarried , 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:

BEING Lot 6, Addition to Jamestown Estates, of record in Plat Book 6050, Page 565, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Southeast Builders Group, a Tennessee General Partnership, by deed from Jerry Butler Construction, Inc. of record in Book 10042, Page 515, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to public utility and drainage easements, of record in Plat Book 6050, Page 565, said Register's Office.

This conveyance is subject to easement for maintenance and use of septic tank of record in Book 5936, Page 511, said Register's Office.

This is improved property known as 4109 Tea Garden Way, 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 Thomas G. Hartman, unmarried, their heirs and assigns, forever; and we, Southeast Builders Group, a Tennessee General Partnership, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of May, 1996.

BOOK 10042 PG 518

Southeast Builders Group

Kenneth S. Victory, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth S. Victory as General Partner of Southeast Builders Group, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the General Partner of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 3-2-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 89,900.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 3-26-98

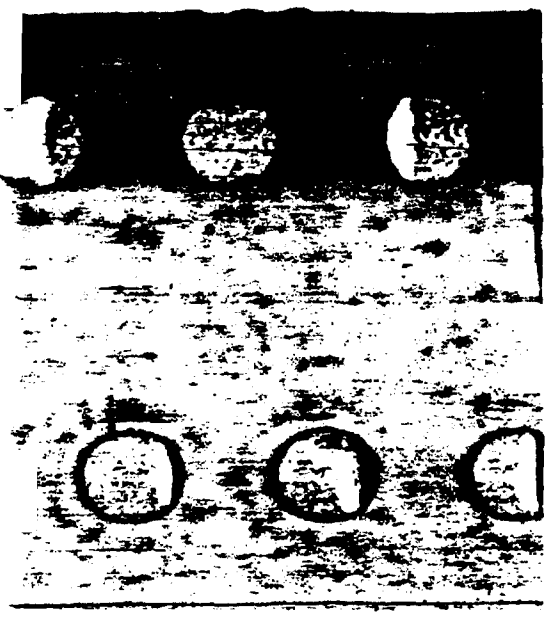
0179385

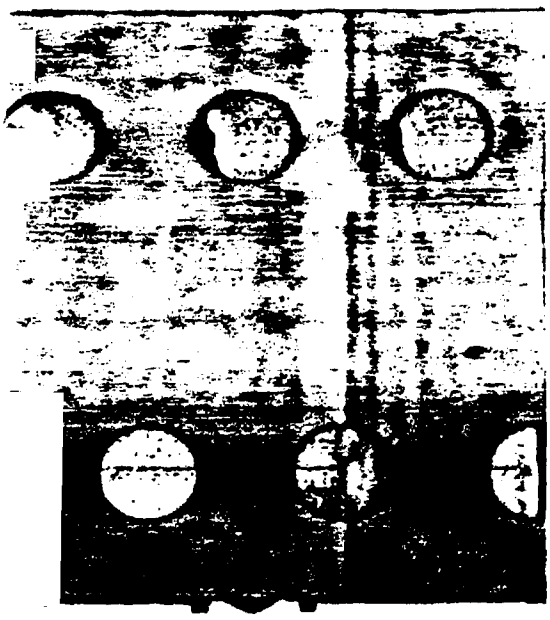
IDENTIFICATION REFERENCE

96 MAY -7 AM 10:06

ELIX Z. GRISSOM REGISTER
DAVIDSON COUNTY, TN.

3984 05/07 0101 03CHECK 341.63





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

RECEIVED OF _____

FOR _____

BOOK 10042 PG 519

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 89900.00
CON TX 332.63
PRFEE 1.00
WDEED 8.00
TOTAL 341.63
CHECK 341.63
05/07/96 01 10:07 0001 8984

0179385
IDENTIF. & REFERENCE

96 MAY -7 AM 10:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1036992