[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[ ]	[ ]	[ ]
[Ennis G. Warf]	[Ennis G. Warf]	[MAP and PARCEL]
[Mary Dale Warf]	[Mary Dale Warf]	[ ]
[5201 Granny White Pk.]	[same]	[145-54]
[Nashville TN 37220]	[ ]	[ ]

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C]
[, Nashville, TN 37214 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 10045 PG 786

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jessie S. Claxton, a widow** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Ennis G. Warf and Mary Dale Warf, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

A tract of land in the 7th, formerly 11th, Civil District of said County, being known as Lot No. 5 on the Map of the Subdivision of the property of Robert H. DeMoss, being a subdivision of a 69 acre tract, not of record, and described according to a survey thereof made April 30, 1947, by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the center line of Granny White Pike, the common corner of Lots 4 and 5 of said DeMoss subdivision; thence with the line between said lots, South 76 degrees 42' east, 519.9 feet to a point; thence South 5 degrees 03' west, 202.3 feet to the corner of Lots 5 and 6; thence with the line between said lots, North 76 degrees 42' west, 549 feet to the center line of Granny White Pike; thence with the center line of same, North 13 degrees 18' east, 200 feet to the POINT OF BEGINNING, containing 2.47 acres, more or less.

BEING the same property conveyed to James V. Claxton, Jr. and wife, Jessie S. Claxton by warranty deed from Western Electric Company, Incorporated, a New York Corporation, of record in Book 3221, Page 397, Register's Office, Davidson County, Tennessee. The said James V. Claxton, Jr. predeceased his wife leaving Jessie S. Claxton as the surviving tenant by the entirety.

This is property with a common address of 5400 Granny White Pike, Brentwood, TN 37027.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Sanitary Sewer and/or Storm Drainage Easement appearing of record in Book 7911, Page 321, Register's Office, Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $200,000.00]
[ ]
[ ]
[Subscribed and sworn before me this 3rd day of May, 1996.]
[ ]
[My Commission Expires: 5/28/98]

Ennis G. Warf
Affiant

Notary Public

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 10045 PG 787

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **3rd** day of **May, 1996**.

X Jessie S Claxton

Jessie S. Claxton

0073 05/09 0101 03CHECK 749.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jessie S. Claxton, a widow** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

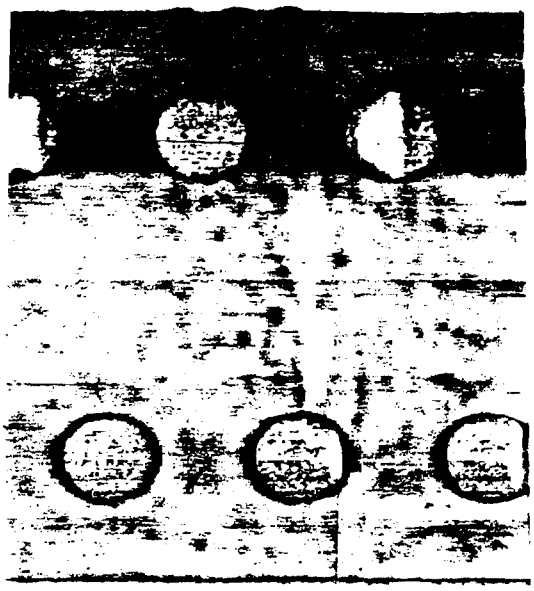
Witness my hand and official seal at **Nashville,**, Tennessee, this **3rd** day of **May, 1996**.

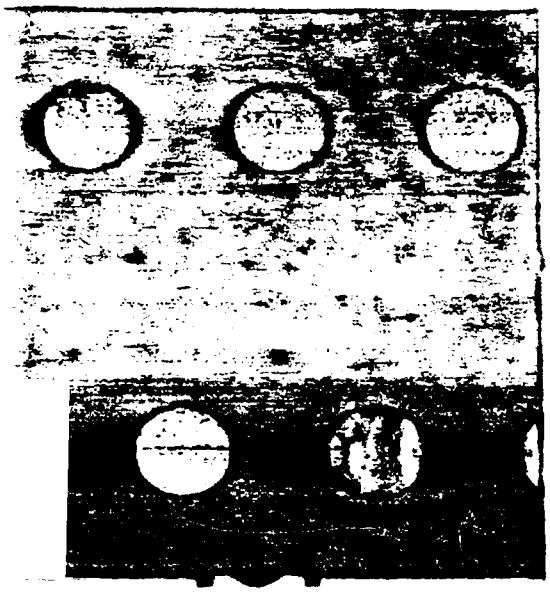
Notary Public
My Commission Expires: 5/28/97

File No. 9604-191

0180356
IDENTIF. & REFERENCE

96 MAY -9 PM 1:25
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 10045 PG 788

RECEIVED OF _____

FOR _____

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	200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	749.00
			CHECK	749.00
05/09/96	01		13:27 0001	0073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180356
IDENTIF. ↑ REFERENCE

96 MAY -9 PM 1:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1038064