This Instrument Prpared By: Daniel P. Niznik, Attorney
American Title Company, Inc.
138 Bluegrass Drive
Hendersonville, Tn. 37075

BOOK 10047 PG 611

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Scott Ware (NAME)	same as new owner (NAME)	Map 092-013
5407 Hickory Park Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 466
Antioch (CITY) TN (STATE) 37013 (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------($10.00)---------- Dollars,

Cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby ackowledged, I

0738 05/13 0101 03CHECK 475.20

GARY DILLARD, Unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Michael Scott Ware, Unmarried

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 157 on the Plan of Hortense Place of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being all the same property conveyed to Gary Dillard, Unmarried by deed of record in Book 9835, Page 009, Register's Office for Davidson County, Tennessee.

0180934
IDENTIF. ↑ REFERENCE
96 MAY 13 AM 10:09
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 126,000.00

Subscribed and sworn to before me this the 9th day of ~~9th~~ MAY 19 96

Affiant

My commission expires 10/31/2000 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 3515 Dakota Avenue, Nashville, Tennessee 37209
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered. except for plan of record in Book 161, Page167, R.O.D.C.TN.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 hands this 9th day of May, 19 96, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Gary Dillard
GARY DILLARD

BOOK 10047 PG 612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Gary Dillard,Unmarried

*the within named bargainor*_____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 9th *day of* May, *19*96

Notary Public

Commission expires 10/31/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

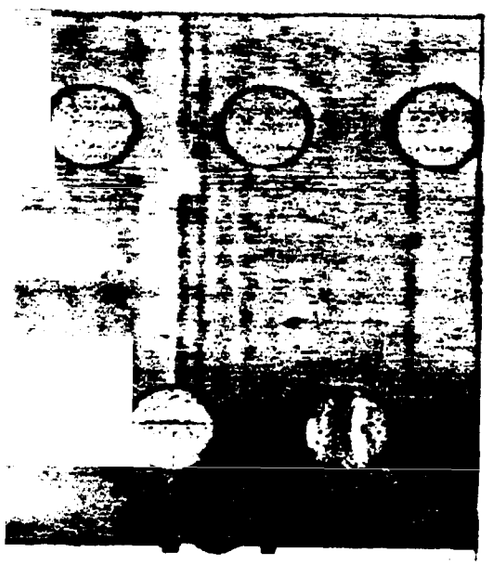
Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____*Notary Public*

Commission expires _____

WARRANTY DEED
FROM
TO





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

RECEIVED OF _____

FOR _____

BOOK 10047 PG 613

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 26000.00
CON TX 466.20
PRFEE 1.00
WDEED 8.00
TOTAL 475.20
CHECK 475.20

05/13/96 01 10:12 0001 0738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0180934
IDENTIF. ↑ REFERENCE

96 MAY 13 AM 10:09
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1038719