BOOK 10052 PG 927

58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Kristina A. Frey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina A. Frey (NAME)	First American National Bank (NAME)	MAP 162
1441 Bell Trace Drive (ADDRESS)	First American Center (ADDRESS)	PARCEL 172
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MCR Development Corp.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristina A. Frey, 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:

Land in Davidson County, tennessee being Lot No. 13 on the Plan of Bell Crest Section Two, a Planned Unit Development, as of record in Book 9700, page 20, Register's office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William L. Rudolph by deeds of record in Book 7977, page 431 and Book 8939, page 462, Register's Office for Davidson County, Tennessee, and further conveyed to MCR Corp. from William L. Rudolph by Quitclaim Deed of record in Book 9478, page 938, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.

Declaration of covenants, conditions and restrictions of record in Book 9408, page 320, and amended in Book 9613, page 20, and Book 9892, page 927, said Registers' Office.

Plan of record in Book 9700, page 20, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

This is unimproved ( ) improved (X) property, known as 1441 Bell Trace Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 26th day of April 19 96

MCR Development Corp

By: Jerry J. Caldwell

Jerry J. Caldwell, Sec.- Treas

97 JAN 17 AM 10:14
DAVIDSON COUNTY, TN
REGISTER

IDENTIF. & REFERENCE
0182746

BOOK 10052 PG 928

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jerry J. Caldwell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Sec.- Treas and _____ respectively of the MCR Development Corp. the within named bargainor, and corporation, and that he as such Sec.- Treas and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jerry J. Caldwell as such Sec.- Treas, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 26th day of April 1996.

My commission expires 11/22/97

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Charter of Bell Crest Homeowners Association of record in Book 9421, page 454, said Register's office.

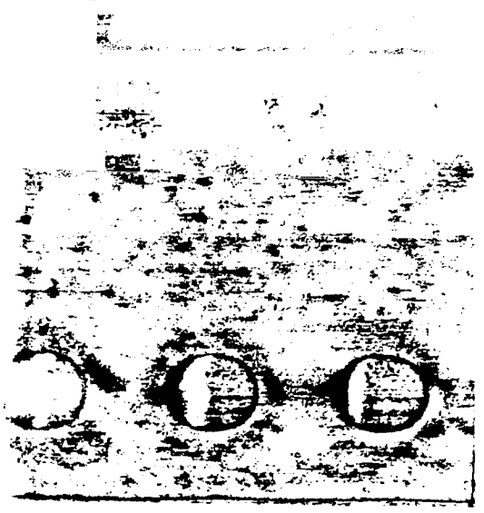
Storm Water Detention Agreement of record in Book 9771, page 565, said Register's Office.

382.63

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



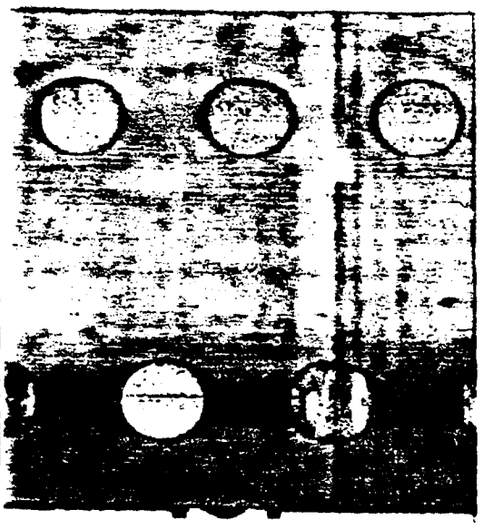
RECEIVED OF _____

FOR _____

BOOK 10052 PG 930

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	99900.00
CON TX	369.63
PRFEE	1.00
WDEED	12.00
TOTAL	382.63
CHECK	382.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2721

0182746
IDENTIF. # REFERENCE

96 MAY 17 AM 10:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1040667