PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10054 PG 271

WARRANTY DEED

THIS INDENTURE IS MADE AND ENTERED INTO THIS 24th day of April, 1996.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN PATRICK TOLAN, UNMARRIED, herein referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto the said **REBECCA FREEMAN , herein referred to as Grantee, his/her successors, heirs and assigns, certain real estate in DAVIDSON,** County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated heren by reference.

This is improved property known as 1414 CAMPBELL CIRCLE, NASHVILLE, TN 37206.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, his/her heirs, successors and assigns forever. The Grantor es covenants and agrees with the said Grantee that Grantor is/are lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit 'B" attached hereto. Grantor further covenants and binds himself/herself/themselves, his/her heirs and representatives, to warrant and forever defend the title to said Grantee, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LAURA CARSON, spouse of the Grantor herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest SHE may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

JOHN PATRICK TOLAN UNMARRIED
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **JOHN PATRICK TOLAN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **24th** day of **April, 1996.**

Denise C. Allen

My Commission Expires: 5-11-96

DENISE C. ALLEN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

0183098
IDENTIF. & REFERENCE

96 MAY 20 AM 9:10

Name and Address of Property Owner:

REBECCA FREEMAN
P.O. BOX 160606
NASHVILLE, TN 37216

BOOK 10054 PG 272

Property Address:

1414 CAMPBELL CIRCLE
NASHVILLE, TN 37206

Person Responsible for Taxes:

REBECCA FREEMAN
P.O. BOX 160606
NASHVILLE, TN 37216

Parcel #: MAP 083-03-0, PARCEL 358.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$25,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Rebecca Freeman
Affiant

Sworn to and subscribed before me, a Notary Public, this **24th** day of **April, 1996.**

Notary Public

DENISE C. ALLEN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My Commission Expires: 5-11-96

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A' BOOK 10054 PG 273

Being Lot No. 3-B on the Plan of Campbell Acres Resubdivision of Lots 1-3, as of record in Book 5800, page 279, as amended in Book 6250, page 190, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

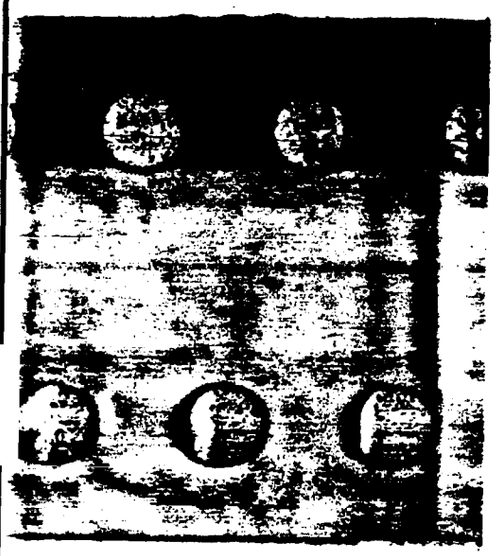
Being the same property conveyed to JOHN PATRICK TOLAN, by Quitclaim Deed from BEVERLY F. TOLAN, of record in Deed Book 8088, Page 860, as amended in Book 8091, page 417, Register's Office for **DAVIDSON** County, Tennessee.

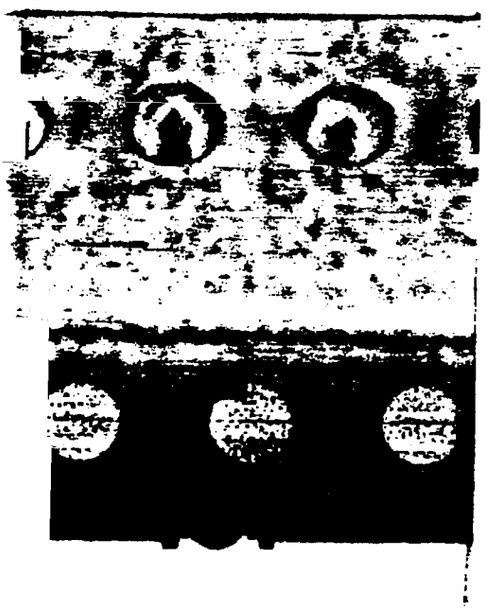
EXHIBIT 'B'

1. COUNTY real property taxes for the year 1996 and all subsequent years.

2. All matters set forth on the Plan of record in Book 5800, page 279, as amended in Book 6250, page 190, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants recorded in Deed Book 6298, Page 887, Register's Office for DAVIDSON County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10054 PG 274

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 25500.00
CON TX 94.35
PRFEE 1.00
WDEED 12.00
TOTAL 107.35
CHECK 107.35

05/20/96 01 09:13 0001 3101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183098
IDENTIF. ↑ REFERENCE

96 MAY 20 AM 9:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1041047