[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Henry Jansen	Henry Jansen	MAP and PARCEL
[Barbara Jansen	Barbara Jansen	
[616 Belgium Dr.	Same	075-12-0-029.00
[Hermitage, TN 37076]		

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

WARRANTY DEED

BOOK 10060 PG 764

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, **Donald E. Roe and D. Jean Burgoyne Roe, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Henry Jansen and Barbara Jansen, 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:

BEING Lot No. 359 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675 at page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Donald E. Roe and D. Jean Burgoyne by warranty deed from Steven E. Wilson and wife, Donna S. Wilson of record in Book 8221, Page 896, as rerecorded in Book 8259, Page 52, Register's Office, Davidson County, Tennessee.

D. Jean Burgoyne Roe is one and the same person as D. Jean Burgoyne.

This is property with a common address of 616 Belgium Drive, Hermitage, TN 37076.

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) The Plan of Record in Book 4675, Page 140, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4793, Page 157, as amended in Book 4849, Page 767, Book 5020, Page 58, Book 5028, Page 357, Book 5545, Page 321, and in Book 6017, Page 179, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $120,000.00
[
[Affiant
[Subscribed and sworn before me this 15th day of May, 1996.
[
[My Commission Expires: July 14, 1999 Notary Public

J. R. ARCHER NOTARY PUBLIC DAVIDSON CO.

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.

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 **15th** day of **May, 1996.**

X Donald E. Roe
Donald E. Roe

X D. Jean Burgoyne Roe
D. Jean Burgoyne Roe

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 **Donald E. Roe and D. Jean Burgoyne Roe, husband and wife**, 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 **15th** day of **May, 1996.**

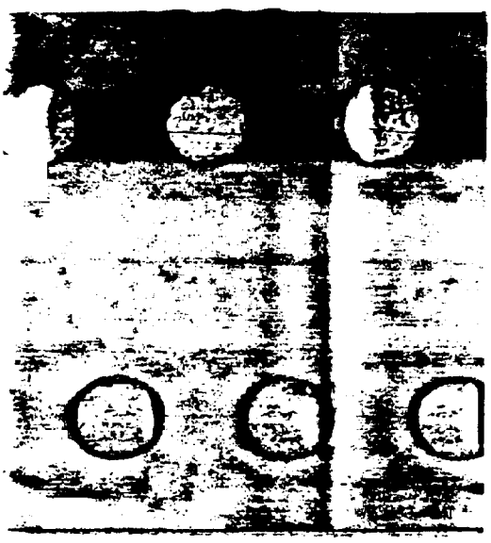
Notary Public
My Commission Expires: ~~July 14, 1998~~ 5/23/98

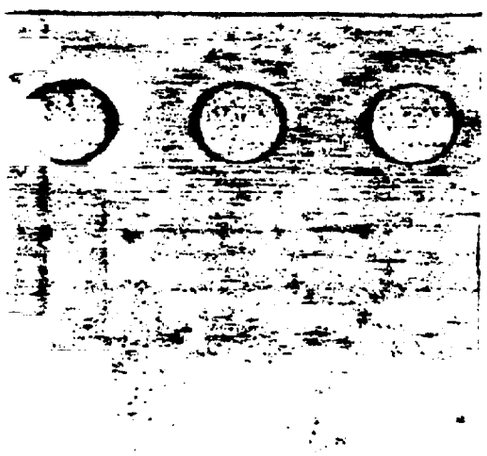
File No. 9505-217

5259 05/24 0101 03CHECK 453.00

96 MAY 24 PM 2:13
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0185086
IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10060 PG 766

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 120000.00
CON TX 444.00
PRFEE 1.00
MDEED 8.00
TOTAL 453.00
CHECK 453.00

05/24/96 01 14:18 0001 5259

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185086
IDENTIF. # REFERENCE

96 MAY 24 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043181