0186145

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-5251

96 MAY 29 AM 10: 07

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAP/GROUP/PARCEL
072-08-0/144.00

NEW OWNER'S NAME AND ADDRESS:
John Richard Knight
2215 Stratford Avenue
Nashville, Tennessee 37216

BOOK 10064 PG 107

SEND TAX BILLS TO:
Columbia National Incorporated
7142 Columbia Gateway Drive
Columbia, MD 21046

6370 05/29 0101 03CHECK 267.63

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, James W. Smith as Executor of the Estate of Juanita S. Lee, hereinafter called Grantor, do hereby transfer and convey unto John Richard Knight, a single man, his heirs and assigns, hereinafter called Grantee, property described as follows:

Land in Sumner County, Tennessee,

BEING Lot No. 93 on the Map of Dalewood, Section One, as of record in Book 1424, Page 108, Register's Office for said County.

SAID Lot No. 93 fronts 88 feet on the east side of Stratford Avenue and runs back between parallel lines 180 feet to a dead line.

BEING the same property conveyed to Ray H. Lee and wife, Juanita S. Lee herein by deed of record in Book 1781, Page 141, Register's Office for Davidson County, Tennessee.

Ray H. Lee and wife, Juanita S. Lee are now deceased.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

James W. Smith, Executor

James W. Smith, Executor of the Estate of
Juanita S. Lee

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, James W. Smith, with whom I am personally acquainted and made oath that he is the Executor of the Estate of Juanita S. Lee, and that he, as such, and with full power and authority so to do, executed the foregoing instrument as his free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 20th day of May, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE EXP. 2-3-98 SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $69,900.00.

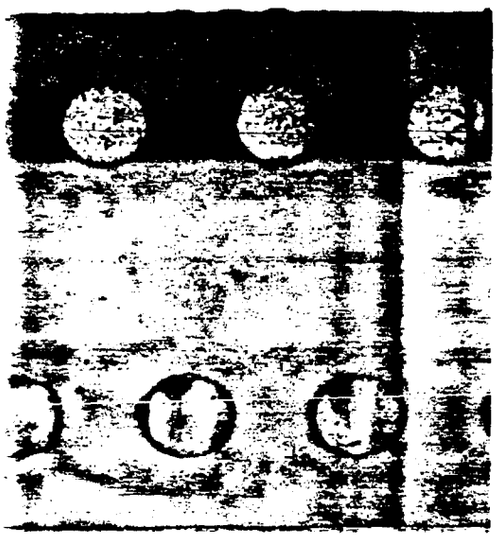
AFFIANT

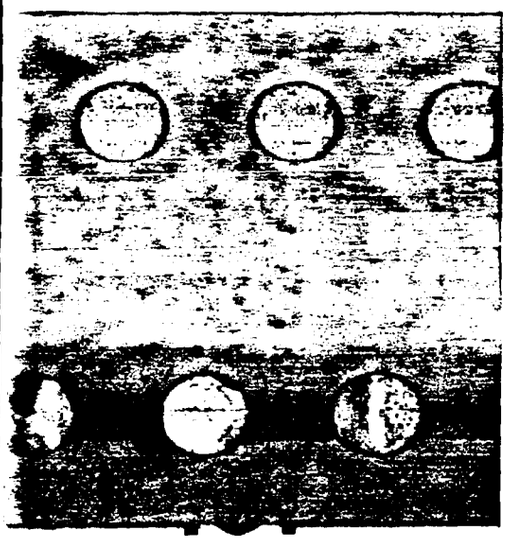
Sworn to and subscribed before me, this the 20th day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE EXP. 2-3-98 SUMNER COUNTY, TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 10064 PG 109

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 69900.00
				CON TX 258.63
				PRFEE 1.00
				MTGFEE 8.00
				TOTAL 267.63
				CHECK 267.63
			05/29/96 01	10:09 0001 6370

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186145 IDENTIF. # REFERENCE

96 MAY 29 AM 0 07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1044281