Realty 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 262,620.00

x Colleen Nash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

ELIZABETH L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen Nash (NAME)	new owner (NAME)	
1604 Rachel Way (ADDRESS)	(ADDRESS)	064-03-0-A-078.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(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, Zaring Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Colleen Nash

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, TN, being Lot No. 155 on the Plan of Phase Twelve, Section Two, Brandywine Pointe, of record in Book 9700, page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Zaring Homes, Inc. by deed from Brandywine Pointe Partners, L. P., a Tennessee limited partnership, of record in Book 9823, page 781, Register's Office for Davidson County, TN.

Subject to restrictions in Book 8120, page 170, Book 8671, page 484, Book 9010, page 627, Book 9748, page 295 and Book 9764, page 73; articles of incorporation in Book 9013, page 39, and Book 9117, page 77; surveyors' certificate of correction; and all matters on the plan of record.

BOOK 10068 PG 891

0187505
IDENTIF. & REFERENCE

96 MAY 31 PM 3 07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 1604 Rachel Way, Old Hickory, TN 37138
(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 31st day of May 19 96

Zaring Homes, Inc.
By: [signature]

ACKNOWLEDGMENT

BOOK 10068 PG 892

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Richard J. Bell, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Nashville Regional President of Zaring Homes, Inc. and he is authorized by Zaring Homes, Inc. to execute this instrument on behalf of Zaring Homes, Inc..

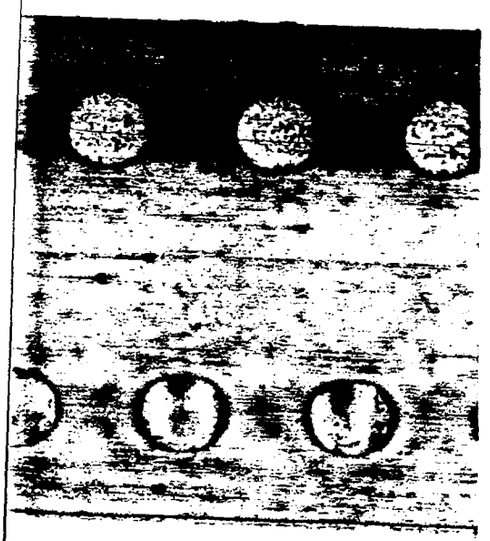
Witness my hand and official seal at Brentwood, Davidson County, Tennessee, this 31st day of May, 1996.

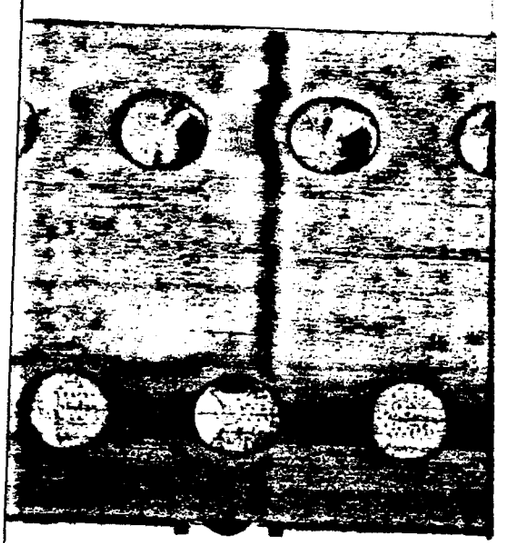
Linda L. Pigg
Notary Public

My commission expires: 3/27/99

LINDA L PIGG NOTARY PUBLIC AT LARGE

7828 05/31 0101 03CHECK 980.62





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

RECEIVED OF _____

FOR _____ BOOK 10068 PG 893

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	
				262620.00
			CON TX	971.62
			PRFEE	1.00
			WDEED	8.00
			TOTAL	980.62
			CHECK	980.62
05/31/96	01		15:11 0001	7828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187505
IDENTIF. ↑ REFERENCE

96 MAY 31 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045722