2618

BOOK 10071 PG 355

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Karen Demlow 205 Calypso Court Nashville, TN 37013	NationsBanc Mortgage Corporation 2059 Northlake Pkwy Tucker, GA 30084	Map 150-03-0 Parcel 219.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Mary Ann Rial, unmarried (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Karen Demlow, unmarried (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Described land in Davidson County, Tennessee, being Lot No. 71, Section 2, Harbor Landing as of record in Book 6250, page 352, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Ann Rial by Quitclaim Deed from Sudie Stockard of record in Book 10030, page 524, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 205 Calypso Court, Nashville, Tennessee 37013.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $85,300.00.

Affiant

Subscribed and sworn to before me this 30th day of May, 1996.

Notary Public

My Commission Expires: My Commission Expires Nov. 22, 1997

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of May, 1996.

MARY ANN RIAL
BY BRITT C. RIAL ATTORNEY IN FACT

Mary Ann Rial
by: Britt C. Rial,
Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 30th day of May, 1996, before me personally appeared Britt C. Rial, to me known to be the person who executed the foregoing instrument on behalf of Mary Ann Rial and who acknowledged that he executed the same as the free act and deed of the said Mary Ann Rial.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of May, 1996.

NOTARY PUBLIC
My Commission Expires Nov. 22, 1997

My Commission Expires:_____

96 JUN -3 PM 3:23
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

0188177
IDENTIFICATION REFERENCE

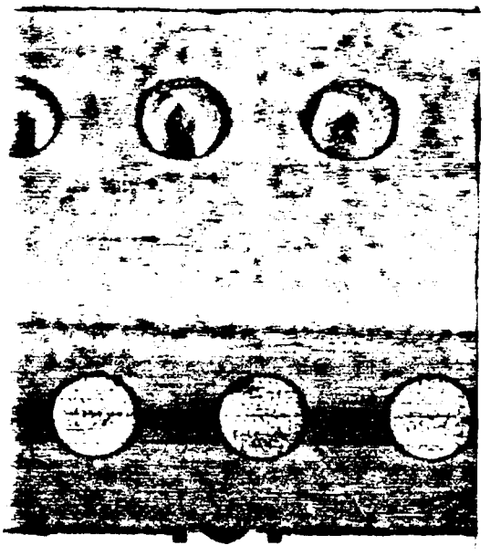
3530 06/03 0201 03CHECK 324.61

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10071 PG 357

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 85300.00
				CON TX 315.61
				PRFEE 1.00
				WDEED 8.00
				TOTAL 324.61
				CHECK 324.61
			06/03/96	01 15:28 0001 8530

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0188177

96 JUN -3 PM 3:43

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1046417