This Instrument Prepared By:

BOOK 10071 PG 982

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Nicholas Jiran and wife,	Arlington Mortgage Corp.	Map 156
Emily M. Jiran	5400 Maryland Way,	Group 9
5732 Templegate Drive	Suite 102	Parcel 16
Nashville, Tennessee 37221	Brentwood, TN 37027	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $257,500.00.

AFFIANT

Sworn to and subscribed before me
this 31 day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 4-1-97

96 JUN -4 AM 9:50
DAVIDSON COUNTY, TN.

0188389

IDENTIFICATION REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEES**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **SUSAN M. KILE FORMERLY SUSAN M. ZENK-BOLTHOUSE**, hereinafter called the "**GRANTOR**", has bargained and sold and by these presents do transfer and convey unto **NICHOLAS JIRAN** and wife, **EMILY M. JIRAN** hereinafter called the "**GRANTEES**", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Section Two, Revised, Templegate, of record in Book 6900, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Susan M. Zenk-Bolthouse, an unmarried person by deed from Glenn L. Cummings and wife, Joyce M. Cummings of record in Book 9492, page 211, Register's Office for Davidson County, Tennessee.
>
> THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEES that she 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 follows:

1. Davidson County taxes for the year 1996 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map 156, Group 9, Parcel 16.

2. All matters appearing on the plan of Templegate, Section Two Revised of record in Book 6900, page 102, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in instrument of record in Book 6766, page 754, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, 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.

Walter G. Kile, husband of Susan M. Kile formerly Susan M. Zenk-Bolthouse, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest in and to the subject property by reason of his martial status, or otherwise.

This improved property is known as 5732 Templegate Drive, Nashville, Tennessee 37221.

WITNESS our hands this 31 day of May, 1996, in Franklin, Tennessee.

Susan M. Kile

Susan M. Kile formerly Susan M. Zenk-Bolthouse

Walter G. Kile

8753 06/04 0101 03CHECK 961.75

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan M. Kile formerly Susan M. Zenk-Bolthouse and husband, Walter G. Kile, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31 day of May, 1996.

Notary Public

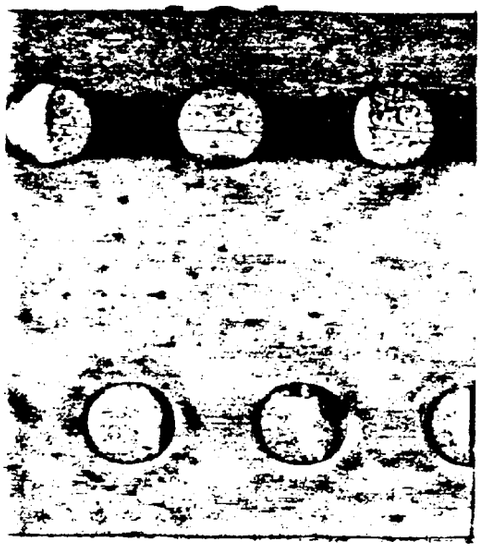
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires April 1, 1997

My commission expires: 4-1-97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



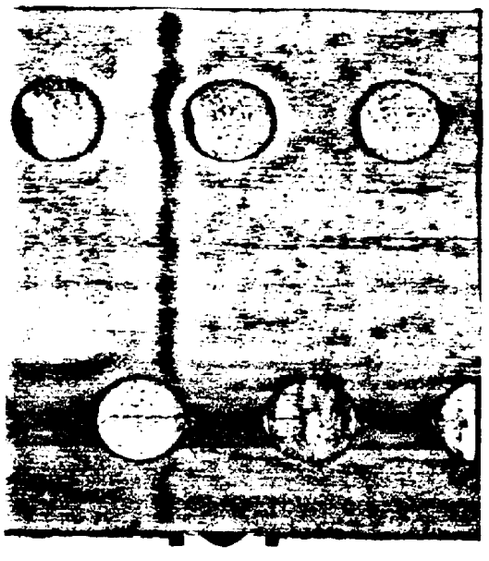
RECEIVED OF _____

FOR _____

BOOK 10071 PG 984

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 257500.00
CON TX 952.75
PRFEE 1.00
WDEED 8.00
TOTAL 961.75
CHECK 961.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/04/96 01 09:52 0001 8753

0188389
IDENTIF. & REFERENCE

96 JUN -4 AM 9:50

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

No. 1046632