WARRANTY DEED

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 20, 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steven G. Waters, Attorney, 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gail L. Ingersoll (NAME)	First Republic Mortgage (NAME)	131-06 B 059
704 Summerwind Circle (ADDRESS)	3310 West End Avenue, Suite 480 (ADDRESS)	07DA 92393
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (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, Gary R. Frauenholz and wife, Diane A. Frauenholz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gail L. Ingersoll, a single person

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, Tennessee, being Lot No. 55 on the Plan of Burton Hills Village of Summerwind, Tract 12, of record in Book 6250, page 811, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary R. Frauenholz and wife, Diane A. Frauenholz by deed from Thomas N. Plath and spouse, Patricia A. Plath of record in Book 9172, page 111, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 510, Book 6911, page 120, Book 6778, page 532, Book 6778, page 536 and Book 6917, page 736, said Register's Office.

Subject to Charters of Burton Hills Estate Recreational Association, Inc. of record in Book 6665, page 1, Book 6517, page 505, Book 6517, page 511 and Charter of Burton Hills Village of Summerwind Association, Inc. of record in Book 6778, page 505, said Register's Office.

Sanitary sewer and/or storm drainage easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4298, page 491, said Register's Office.

0708 06/07 0101 03CHECK 1156.00

unimproved ( )
This is improved (X) property, known as 704 Summerwind Circle, Nashville, TN 37215
(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 our hand this 3rd day of June 19 96

Gary R. Frauenholz

Diane A. Frauenholz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10078 PG 715

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary R. Frauenholz and wife, Diana A. Frauenholz

the bargainor s, with whom I am personally acquainted or 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 3rd day of June, 1996.

Commission expires _____

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

My Commission Expires Nov. 20, 1996

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

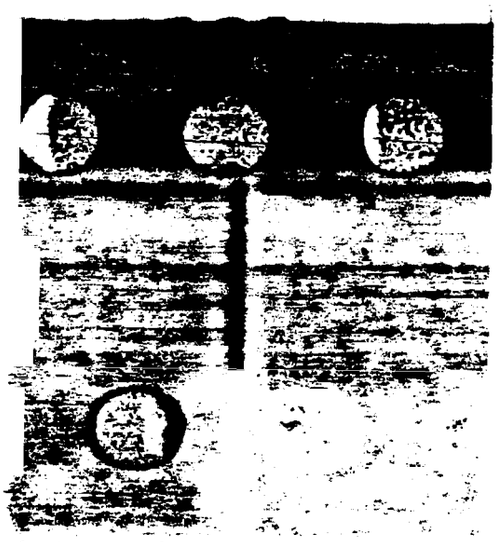
My commission expires _____

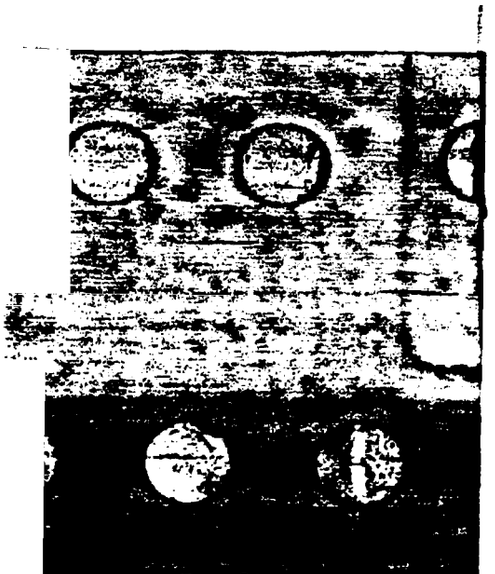
Notary Public

IDENTIF. ↑ REFERENCE

96 JUN -7 AM 9:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10078 PG 716

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	310000.00
			CON TX	1147.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1156.00
			CHECK	1156.00
06/07/96	01		09:38 0001	0708

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190188
IDENTIF. ↑ REFERENCE

96 JUN -7 AM 9:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048561