Bk 1

BOOK 10084 PG 199

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Elizabeth A. Murphy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Murphy	Columbia National, Incorporated	133-16
(NAME) 296 Tampa Drive	(NAME) P.O. Box 3050	142
(ADDRESS) Nashville, TN 37211	(ADDRESS) Columbia, Maryland 21045-6050	5DU-10353
(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, David W. Howard and wife, Virginia H. Smith Howard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Elizabeth A. Murphy and Mark A. Gunn, unmarried persons as joint tenants with right of survivorship

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. 135 on the Plan of Kenilworth Estates Section 3 of record in Plat Book 2900, Pages 149 and 150, Register's Ottice for said County, to which reference is made for a more complete description.

Being the same property conveyed to David W. Howard and wife, Virginia H. Smith Howard by deed of record in Book 8587, Page 891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Virginia H. Smith and Virginia H. Smith Howard being one and the same person.

This instrument is executed on behalf of David H. Howard and wife, Virginia H. Smith Howard by Carolyn Adcock as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10034, Page 198, in the Register's Office for Davdison County, Tennessee.

0191900
IDENTIF. ↑ REFERENCE
96 JUN 12 PM 12:28
FELICIA E. ... REGISTER
DAVIDSON COUNTY, TN.

Unimproved ( )
This Improved (XX) property known as 296 Tampa Drive, Nashville, TN 37211
(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 hands this 6th day of June 1996

David W. Howard David W. Howard
By: Carolyn Adcock
Carolyn Adcock, Attorney-in-fact

Virginia H. Smith Howard Virginia H. Smith Howard
By: Carolyn Adcock
Carolyn Adcock, Attorney-in-fact

DCTN01WC

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 David W. Howard and wife, Virginia H. Smith Howard

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 Antioch, Tennessee, this 6th day of June 19 96.

Commission expires October 9, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

STATE OF Tennessee
COUNTY OF Davidson

On this 6/6/96 before me personally appeared Carolyn Adcock the person who executed the foregoing instrument on behalf of David W. Howard and wife Virginia H. Smith Howard, and acknowledged that she executed the same as the free act and deed of the said David W. Howard and wife, Virginia H. Smith Howard, through Power of Attorney granted her by the said David W. Howard and wife Virginia H. Smith Howard.

Commission Expires: _____

Lori Holloway
Notary Public

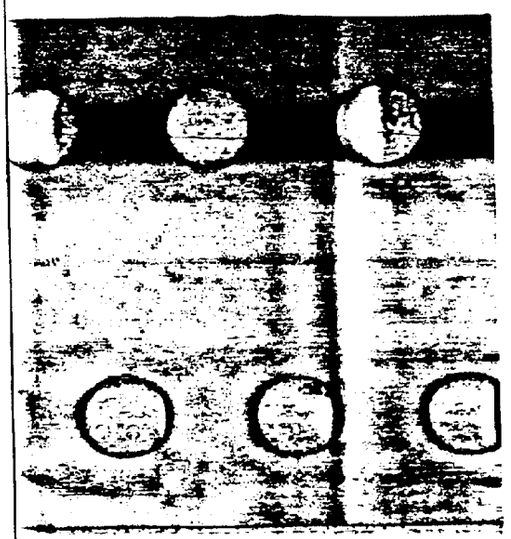
LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

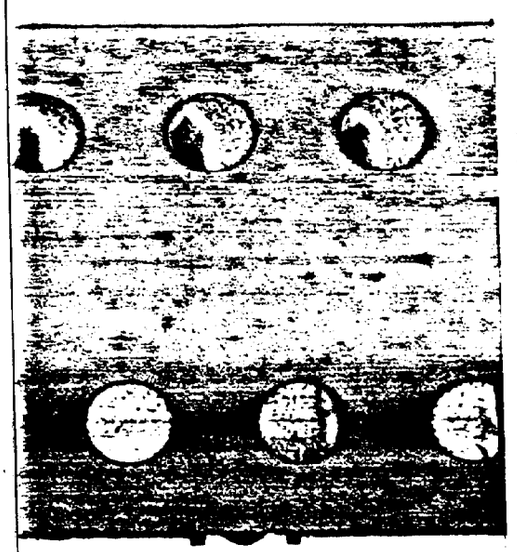
2567 06/12 0101 03CHECK

319.80

DCTN01WC

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





RECEIVED OF _____

FOR _____

BOOK 10084 PG 201

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 84000.00
				CON TX 310.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 319.80
				CHECK 319.80
			06/12/96 01	12:32 0001 2567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191900 IDENTIF. ↑ REFERENCE

96 JUN 12 PM 2:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1050398