WARRANTY DEED

PHILLIP G. HORD, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE BOOK 10095 PG 732
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 74,000.00
James Brown
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 96
Phillip G. Hord III
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James J. Brown (NAME)	Columbia National, Incorporated (NAME)	MAP 042-12-0
501 Charles Drive (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 053.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, William H. Woodall and wife, Ruby J. Woodall and Jeanne K. Woodall Cox and husband, Michael Cox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J. Brown and wife, Donna H. Brown

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 the northerly 125 feet of lot No. 16 on the map of the W.W. Gray Plan of Lots at Madison, Tennessee, as of record in Book 974, page 22, Register's Office for said County.

Said part of Lot No. 16 fronts 100 feet on the southerly side of Melrose Avenue and runs back between parallel lines, with the westerly margin of Walker Street, 125 feet to a dead line.

Being the same property conveyed to William H. Woodall and wife, Ruby J. Woodall and Jeanne K. Woodall (now Jean K. Woodall Cox) by deed from Bessie M. Boatright of record in Book 7235, page 167, Register's Office, Davidson County, Tennessee

Michael Cox herein joins to convey any and all right and interest he may have; especially his marital rights.

96 JUN 24 AM 9:58
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0195717

unimproved ( )
This is improved (X) property, known as 501 Charles Drive, Madison, TN 37115
(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 S this 20th day of June 19 96

William H. Woodall
William H. Woodall

Jeanne K. Woodall Cox
Jeanne K. Woodall Cox

Ruby J. Woodall
Ruby J. Woodall

Michael Cox
Michael Cox

BOOK 1095 PAGE 733

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 William H. Woodall and wife, Ruby J. Woodall and Jeanne K. Woodall Cox and husband, Michael Cox

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 Goodlettsville, Tennessee, this 20th day of June

Commission expires _____

Notary Public

PHILIP G HORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 1997

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 _____.

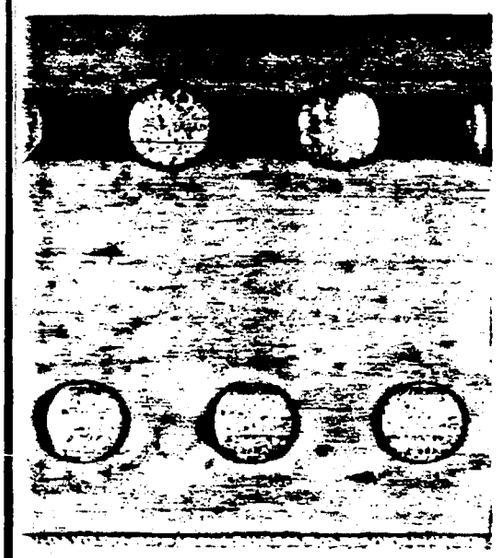
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

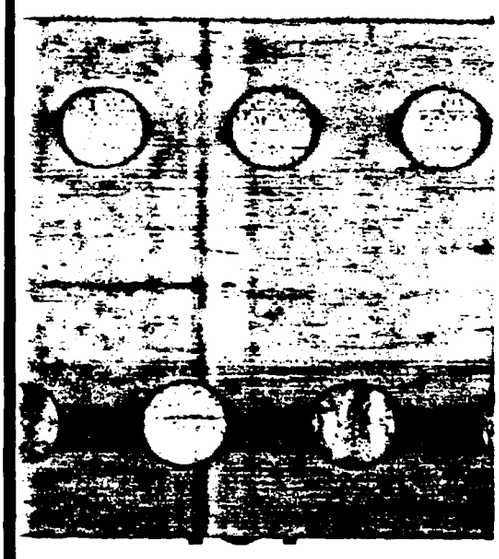
My commission expires _____

Notary Public

6711 06/24 0101 03CHECK

282-80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10095 PG 734

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	74000.00
CON TX	273.80
PRFEE	1.00
WDEED	8.00
TOTAL	282.80
CHECK	282.80

06/24/96 01 10:02 0001 6711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195717
IDENTIF. ↑ REFERENCE

96 JUN 24 AM 9:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054493