60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10111 PG 893

ADDRESS NEW OWNER:
Valerie Volkert
2306 Castleman Dr.
Nashville, Tennessee 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
None

MAP AND PARCEL:
MAP 131-1
GROUP
PARCEL 36

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Judith Boyer Danner, married, d/b/a The Judy Danner Company, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Valerie Volkert, unmarried, hereinafter called the Grantee, her 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. 7 on the Plan of Russwood Heights Subdivision of record in Book 2133, pages 12 & 13, said Register's Office.

Being the same property conveyed to Judith Boyer Danner, d/b/a The Judy Danner Company, by deed from Mary E. Fairchild and husband Peter Florey of record in Book 9656, page 364, Register's Office for Davidson County, Tennessee.

This is improved property known as 2306 Castleman Dr., Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Valerie Volkert, unmarried, her heirs and assigns, forever; and I, Judith Boyer Danner, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RAY DANNER, husband of Judith Boyer Danner, joins in this conveyance to transfer any right, title or interest he may have in subject property, marital or otherwise.

Witness our hands this the 28th day of June, 1996.

Judith Boyer Danner

Raymond L. Danner
Ray Danner

96 JUL -5 PM 12:03

0200499

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Judith Boyer Danner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ray Danner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 11-27-99

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 326,000.00.

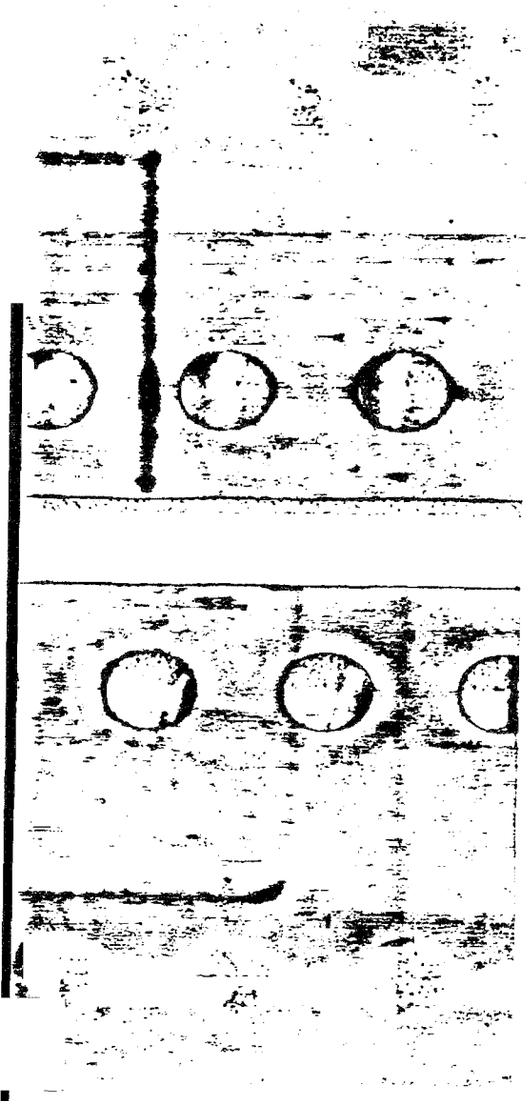
AFFIANT

Subscribed and sworn to before me this 28th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

-228 07/05 0101 03CHECK 1215.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10111 PG 895

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
326000.00
CON TX 1206.20
PRFEE 1.00
MDEED 8.00
TOTAL 1215.20
CHECK 1215.20

07/05/96 01 10:07 0001 1828

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200499

IDENTIFICATION REFERENCE

96 JUL -5 AM 10:03

REGISTER

DAVIDSON

No. 1059556