BOOK 10133 PG 1

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: January 20, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title Company, 109 Holiday Court, Suite C-5, Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Marshall (NAME)	MARK ~~STRE~~ MARSHALL (NAME)	171-04-0-031.00
5656 Clovermeade Dr. (ADDRESS)	P.O. BOX 2142 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	BRENTWOOD, TN 37024 (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, Beverly Reagan, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark Marshall, an unmarried 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. 115 on the Plan of Section Eleven Cloverland Acres, as of record in Plat Book 5200, page 93 amended in Book 5671, Page 993, and in Book 8442, Page 38, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Beverly Reagan, unmarried by Warranty deed from Calvin Lehew, married of record in Book 8470, Page 929, Register's Office for Davidson County, Tennessee, dated 10/23/91.

This conveyance made subject to:

County taxes for the year 1996 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable.

The Plan of Record in Book 5200, Page 93, and amended in Book 5671, Page 993, and in Book 8442, Page 38, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7985, Page 552, and Book 4506, Page 48, Register's

CONTINUED

unimproved (X)
This is improved ( ) property, known as 5656 Clovermeade Dr., Brentwood, TN 37027
(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 my hand this 24th day of July 19 96

Beverly Reagan

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 Beverly Reagan, an unmarried person

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 24th day of July, 19 96.

Commission expires January 20, 1998

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

LEGAL DESCRIPTION CONTINUATION

Office for Davidson County, Tennessee.

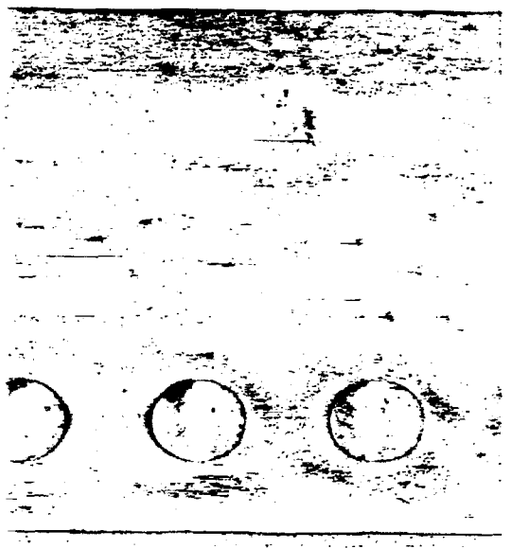
Restrictive Covenants of record in Book 5344, Page 519, Register's Office for Davidson County, Tennessee.

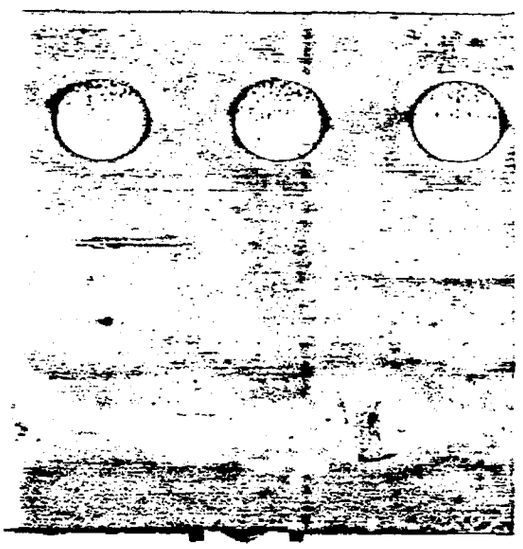
0207454
IDENTIFICATION REFERENCE

96 JUL 25 PM 3:08

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1ST [illegible]





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

RECEIVED OF _____

FOR _____

BOOK 10133 PG 3

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 38500.00
				CON TX 142.45
				PRFEE 1.00
				MDEED 8.00
				TOTAL 151.45
				CHECK 151.45
			07/25/96 01	15:12 0001 9393

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207454
IDENTIF. # REFERENCE

96 JUL 25 PM 3:09
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1067009