ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
John A. Harris	First Republic Mortgage Corporation	MAP and PARCEL
Lori A. Davis	Attn: Tax Dept.	
15409 Old Hickory Blvd.	3310 West End Avenue, 4th Fl	161-90.06
Nashville, TN 37211	Nashville, TN 37203	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **L.C. Gladney and Helen Gladney, husband and wife**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John A. Harris, unmarried, and Lori A. Davis, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the division of the lands of Major J.B. Fitzhugh, deceased, as of record in Minute Book "J", Page 353, County Court for said County, and a small tract lying adjacent to and southerly from said part of lot No. 6, described according to a survey made by J.R. Wauford and Co., Consulting Engineers, August 12, 1962, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard, said iron pin lying westerly 534.72 feet along the southerly margin of said Boulevard from the northwest corner of the property conveyed to Elmo Phillips and wife, by deed from Davidson County, Tennessee, as of record in Book 3283, Page 463, Register's Office for said County; thence with the southerly margin of said Boulevard south 65 deg. west 67.7 feet to an iron pin at an offset in said Boulevard; thence with said offset north 25 deg. west 5 feet to an iron pin in the southerly margin of said Boulevard; thence with the southerly margin of said Boulevard south 65 deg. west 62.94 feet to an iron pin; thence with the same along a slight curve to the right, having a radius of 985.09 feet, westerly 45.28 feet to an iron pin at the beginning of a curve; thence along a curve to the left, having a radius of 25 feet, southwesterly 38.03 feet to an iron pin in the easterly margin of an unnamed road; thence with same south 19 deg. 32' east 20.01 feet to an iron pin; thence with the same along a slight curve to the right, having a radius of 627.47 feet, southerly 145.65 feet to an iron pin; thence leaving said unnamed road, north 83 deg 46' east 224.18 feet to an iron pin; thence north 25 deg. west 250.7 feet to the beginning, containing 0.973 acres, more or less.

Included in the above description, but specifically
Excluded from this conveyance is the following described property:

Beginning at the point of intersection of the existing south margin of S.R. 254 (Old Hickory Blvd) and the existing east margin of Brentwood Oaks Drive; thence with said south margin eastwardly 90 feet more or less; 5 feet more or less southwardly, and 64 feet more or less eastwardly to a point in the Robert T. Phillips west boundary; thence with said boundary south 22 degrees, 04 minutes, 10 seconds east 8.34 feet; thence south 68 degrees, 06 minutes, 15 seconds west 91.73 feet; thence south 74 degrees, 21 minutes, 15 seconds west 80.17 feet to a point in the existing east margin of Brentwood Oaks Drive; thence with said east margin northwardly 15 feet more or less to the point of beginning containing 1705 square feet, and being part of the same property conveyed by Elmo Phillips and wife Myrtle Boars Phillips to L.C. Gladney and wife, Helen Gladney as of record in Book 3430, Page 269, Register's Office Davidson County, Tennessee.

Being the same property conveyed to L.C. Gladney and wife, Helen Gladney, by deed from Elmo Phillips and wife, Myrtle Baars Phillips, of record in Book 3430, Page 269, Register's Office for Davidson County, Tennessee.

This is property with a common address of 15409 Old Hickory Blvd., Nashville, TN 37211.

BOOK 10134 PG 562

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Restrictive Covenants of record in Book 3430, Page 269, said Register's office; 3) Easement for drainage and other matters as described in Warranty Deed of record in Book 7859, Page 368, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $122,500.00
[
[Subscribed and sworn before me this 25th day of July, 1996.
[
[My Commission Expires: July 14, 1999

Affiant

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **July, 1996.**

L.C. Gladney

Helen Gladney

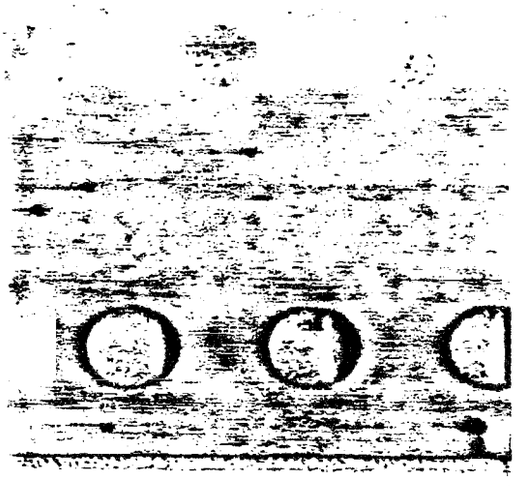
STATE OF TENNESSEE
COUNTY OF DAVIDSON

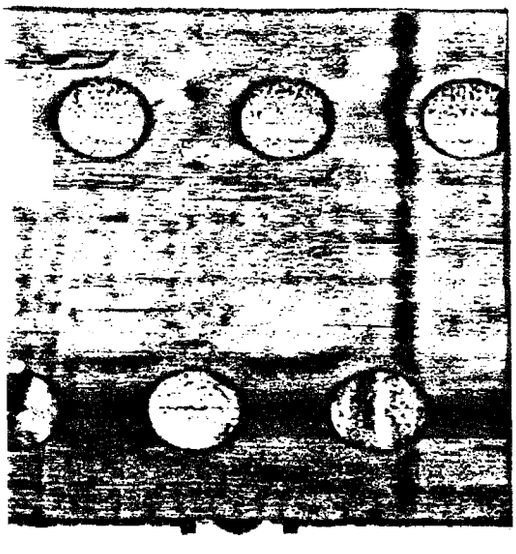
Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **L.C. Gladney and Helen Gladney, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,** Tennessee, this **25th** day of **July, 1996.**

Notary Public
My Commission Expires: July 14, 1999

0207947
IDENTIFICATION REFERENCE
96 JUL 29 AM 8:57
File No. 96078
REGISTER
DAVIDSON COUNTY, TN.
07/29/96 09:57AM CHECK 462





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

RECEIVED OF _____

FOR _____

BOOK 10134 PG 563

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 122500.00
				CON TX 453.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 462.25
				CHECK 462.25
07/29/96	01			08:58 0001 9960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0207947

96 JUL 29 AM 8:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1067565