WARRANTY DEED

KATHRYN BROWN, REG.
SUMNER COUNTY, TENN.
RECORDING 12.00
STATE TAX $ 358.90
REG. FEE $ 1.00
TOTAL $ 371.90
REC. NO. _____

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 19 96

Notary Public

MY COMMISSION EXPIRES: 6-21-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VERNON HARRIS (NAME)	GUARANTY TRUST COMPANY (NAME)	MAP 52-8
513 Pontiac Court (ADDRESS)	P. O. Box 1218 (ADDRESS)	PARCEL 75.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (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, DOUGLAS R. ANDERSON AND WIFE, MAUREEN J. ANDERSON AND JOAN M. ANDERSON SMARTT AND HUSBAND, SHERREL D. SMARTT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO VERNON HARRIS AND WIFE, JAYSETTE HARRIS

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. 136 on the Plan of Sequoia Valley, Section 3, of record in Plan Book 4460, Page 83, Register's Office of Davidson County, Tennessee.

SAID Lot No. 136 fronts 45.9 feet on the northerly margin of Pontiac Court and extends back 112.6 feet on the westerly line and 188.2 feet on the easterly line to a dead line in the rear, measuring 190 feet thereon.

BEING the property conveyed to Douglas R. Anderson and wife, Joan M. Anderson by Warranty Deed from Jean J. Marcrum and wife, Levern C. Marcrum of record in Book 5945, Page 867, Register's Office of Davidson County, Tennessee. The said Douglas R. Anderson and wife, Joan M. Anderson has since divorced and both has remarried.

This conveyance is made subject to restrictive covenants of record in Book 4598, page 384, and Book 4460, Page 83, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

Maureen J. Anderson, spouse of the above named Douglas R. Anderson, and Sherrell D. Smartt, spouse of the above named Joan M. Anderson Smartt, joins

CONTINUED

unimproved ( )
This is improved (X) property, known as 513 Pontiac Court, 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 & this 31st day of July 19 96

Douglas R. Anderson
DOUGLAS R. ANDERSON

Maureen J. Anderson
MAUREEN J. ANDERSON

Joan M Anderson Smartt
JOAN M. ANDERSON SMARTT

Sherrel D. Smartt
SHERREL D. SMARTT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS R. ANDERSON AND WIFE, MAUREEN J. ANDERSON AND JOAN M. ANDERSON SMARTT AND HUSBAND, SHERREL D. SMARTT

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 Gallatin, Tennessee, this 31st day of July, 1996.

Commission expires 6-21-2000

Susan Kinsteiner
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_____.

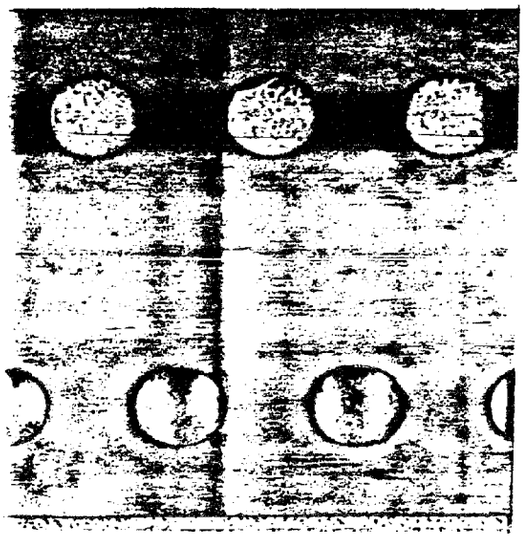
My commission expires _____

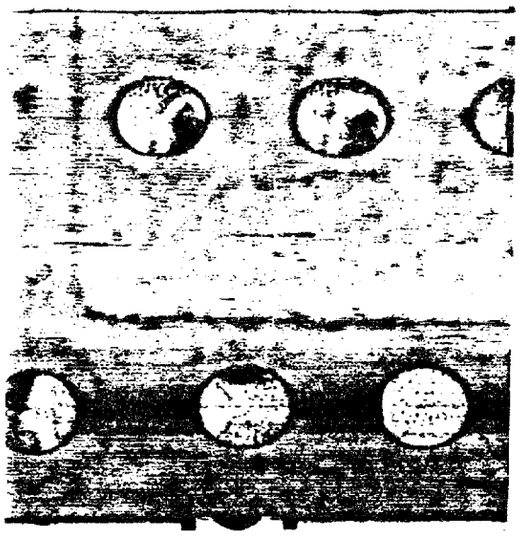
_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

in this conveyance for the purpose of releasing any and all rights that they may have in and to the above described property, especially their maritial rights.

02115510
IDENTIF. & REFERENCE
96 AUG -6 AM 10:33
REGISTER
DAVIDSON COUNTY, TN.
3773 08/06 0101 03CHECK 371.90





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 422

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 97000.00
				CON TX 358.90
				PRFEE 1.00
				WDEED 12.00
				TOTAL 371.90
				CHECK 371.90
08/06/96	01			10:36 0001 3773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0211510
IDENTIF. & REFERENCE

96 AUG -6 AM 10:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1071338