WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Edward D. Luster, Jr. 3749 Brickmont Drive Nashville, TN 37207	SERVICING DEPT. COLUMBIA NATIONAL INC 7142 COLUMBIA GATEWAY COLUMBIA, MARYLAND 21046	EDL JR. Map 50-11 Parcel 80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 67,500.00 .

Edward D. Luster Jr.
Affiant

SWORN TO AND SUBSCRIBED before me this the 5th day of August 1996.

Notary Public

My Commission Expires: 1-25-97

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, OPHELIA A. LESLIE and TIMOTHY QUINN LESLIE, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto EDWARD D. LUSTER, JR., a single person, hereinafter referred to as Grantee, his heirs, successors 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. 128 on the plan of Section Seven, Village by the Creek, of record in Book 6250, page 439, Register's Office for said county.

SAID Lot No. 128 fronts 65.00 feet on the northerly margin of Brickmont Drive and extends back 125.00 feet on the westerly line and 130.00 feet on the easterly line to a dead line in the rear, measuring 103.29 feet thereon.

BEING the same property as conveyed to Johnny Williams and wife, Ophelia A. Williams from Jack F. Kemp, Secretary of Housing and Urban Development by David Kuckkahn, Chief Property Officer, Office Housing Management, Nashville, TN by deed of record in Book 8078, page 510 Register's Office of Davidson County, Tennessee. Johnny Williams by quitclaim deed of record in Book 9144, page 495, Register's Office for Davidson County, Tennessee conveyed all of his interest in the property to Ophelia Ann Williams. Ophelia A. Williams a/k/a Ophelia Ann Williams and Johnny Williams were divorced. Ophelia A. Williams subsequently

married Timothy Quinn Leslie. Ophelia Ann Williams and Ophelia A. Leslie are all one and the same person.

THIS is improved property, known as 3749 Brickmont Drive, Nashville, Davidson County, Tennessee 37207.

TIMOTHY QUINN LESLIE joins in this conveyance for the sole purpose of conveying any marital interest he might have in the property.

THIS conveyance is subject to all matters shown on the plat of record in Book 6750, page 439 Register's Office for Davidson County, Tennessee, a 10 foot public drainage and utility easement across the rear of said lot, a 2.5 ft. X 25 ft. utility anchor easement at the common front corner with Lot 129, and restrictions of record in Book 6558, page 292, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and the said Grantors covenant with the said Grantee that they 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 above mentioned, and taxes for the year 1996, a lien, but not yet due and payable, which the Grantee herein assumes and agrees to pay.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 5 day of August 1996.

Ophelia A. Leslie

OPHELIA A. LESLIE

Timothy Q. Leslie

TIMOTHY QUINN LESLIE

02116 16
IDENTIF. & REFERENCE

96 AUG -6 PM 1:42
LIZ ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

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 OPHELIA A. LESLIE and TIMOTHY QUINN LESLIE , the bargainors, 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 Nashville, Tennessee, on this the 5th day of August 1996.

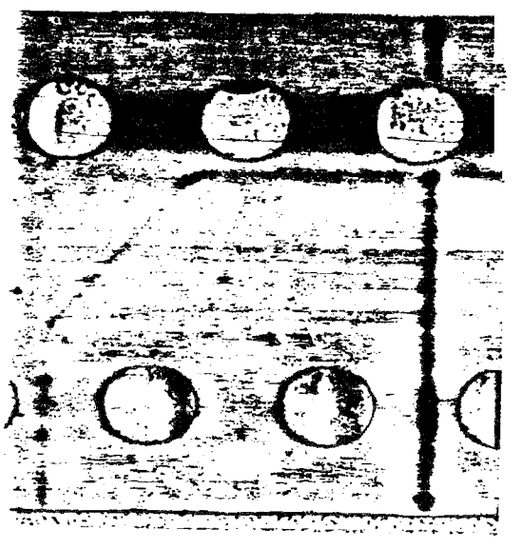
Notary Public

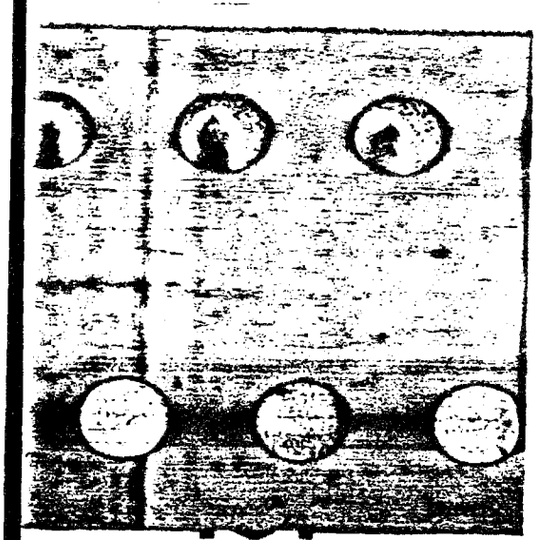
NOTARY PUBLIC SMITH COUNTY, TENNESSEE

My Commission Expires: 1-25-97

C:\MEL\OFFICE\REAL\LUSTER.WD\AG

08/06/96 0101 03CHECK 253.75





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 667

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 67500.00
				CON TX 249.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 258.75
				CHECK 258.75
			08/06/96 01	13:45 0001 3891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0211616
IDENTIF. & REFERENCE

96 AUG -6 PM 1:42

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

No. 1071449