BOOK 10151 PG 841

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August 19 96

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 6-13-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 220, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willis C. Nowell, Jr. (NAME)	- same - (NAME)	MAP 132-13
4618 Lealand Lane (ADDRESS)	(ADDRESS)	PARCEL 30
Nashville, TN 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Oh08975

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, G. Willard Collins and wife, Ruth Morris Collins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willis C. Nowell, Jr. and wife, Valeria Nowell

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. 36 on the Plan of Gateway Acres, Second Addition, a part of the Overton Lea Estates as of record in Book 1424, page 83, Register's Office for said County.

Said Lot No. 36 fronts 185 feet on the easterly side of Lealand Lane and extends back 568.8 feet on the northerly side and 567.6 feet on the southerly line to the easterly margin of Old Kirkman or Lea Avenue, measuring 200 feet thereon, containing 2.51 acres more or less.

Being the same property conveyed to G. Willard Collins and wife, Ruth Morris Collins by deed from Samuel A. Love and wife, Frankie M. Love of record in Book 2291, page 227, Register's Office for Davidson County, TN.

This conveyance is subject to any and all existing easements of record.

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 4618 Lealand Lane, Nashville, TN 37220
(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 s this 7th day of August 19 96

G. Willard Collins
G. Willard Collins

Ruth Morris Collins
Ruth Morris Collins

BOOK 10151 PG 842

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 G. Willard Collins and wife, Ruth Morris Collins

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 Nashville, Tennessee, this 7th day of August, 19 96

Commission expires 6-13-2000

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

021301 4

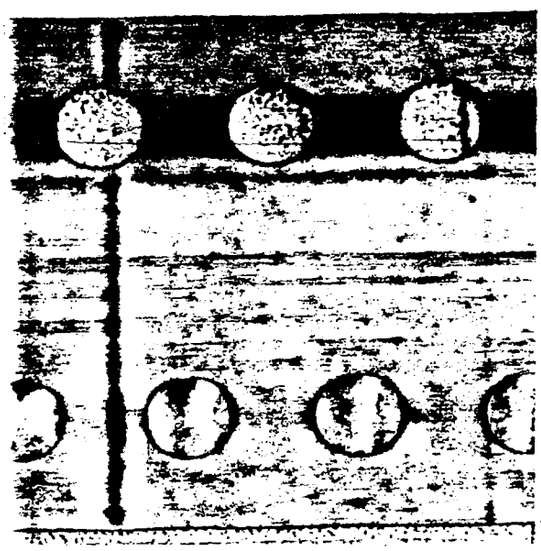
IDENTIF. & REFERENCE

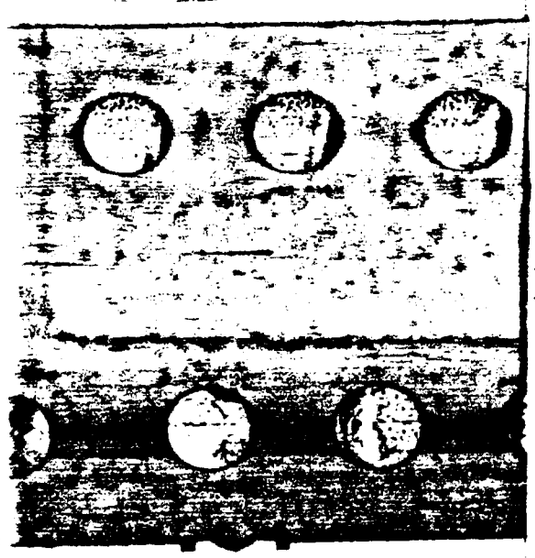
96 AUG -9 AM 10:27

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5380 08/09 0101 03CHECK 1026.50





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

RECEIVED OF _____

FOR _____

BOOK 10151 PG 843

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 275000.00
				CON TX 1017.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1026.50
				CHECK 1026.50
			08/09/96 01	10:29 0001 5380

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF./↑ REFERENCE 021301 4

96 AUG -9 AM 10:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1017980