WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: July 12, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer C. Oswalt (NAME)	SAME (NAME)	MAP 148-03-0
P.O. Box 158373 (ADDRESS)	(NAME)	PARCEL 061.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	05DU 16306

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, The Arthur B. Ainsworth and Liz Mae Ainsworth Revocable Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer C. Oswalt, unmarried and Susan Tant, married

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. 403 on the Plan of Cherokee Hills Subdivision, Section Four, of record in Book 3500, Page 113, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being all the same property conveyed to Arthur B. Ainsworth and wife, May H. Ainsworth by deed from Bobby W. Kiber and wife, Kay F. Kiber of record in Book 4225, page 714, Register's Office for Davidson County, Tennessee.
May H. Ainsworth having died leaving said property to Arthur B. Ainsworth as surviving spouse. Arthur B. Ainsworth having his interest conveyed by Quitcliam Deed to Pat Nichol Trustee, conveying to Arthur B. Ainsworth and wife, Liz Mae Ainsworth as tenants by the entirety of record in Book 6701, page 904, Register's Office for Davidson County, Tennessee.
Arthur B. Ainsworth and wife, Liz Mae Ainsworth subsequently having conveyed their interest to The Arthur B. Ainsworth and Liz Mae Ainsworth Revocable Trust by Quitclaim Deed of record in Book 8564, page 884, Register's Office for Davidson County, Tennessee.

Thi conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 106 Cherokee Hills Drive, Antioch, Tennessee 37013
(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 hand this 15th day of August 19 96

The Arthur B. Ainsworth and Liz Mae Ainsworth Revocable Trust

by: Arthur B. Ainsworth

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10158 PG 90

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur B. Ainsworth

the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of August 19 96.

Commission expires July 12, 1999

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 .

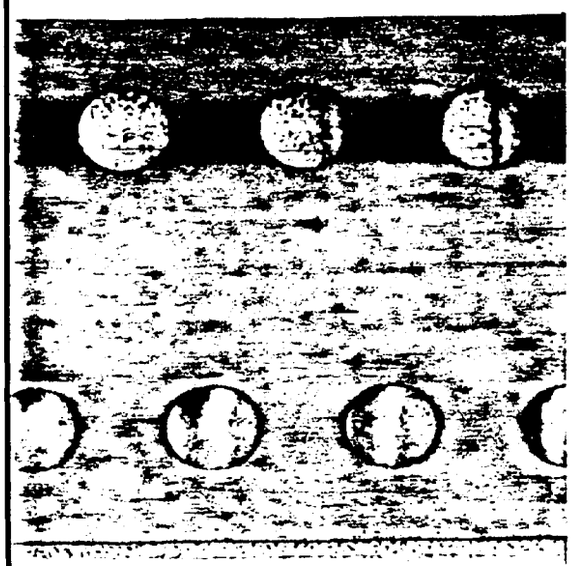
Witness my hand and official seal at office at on this the day of 19 .

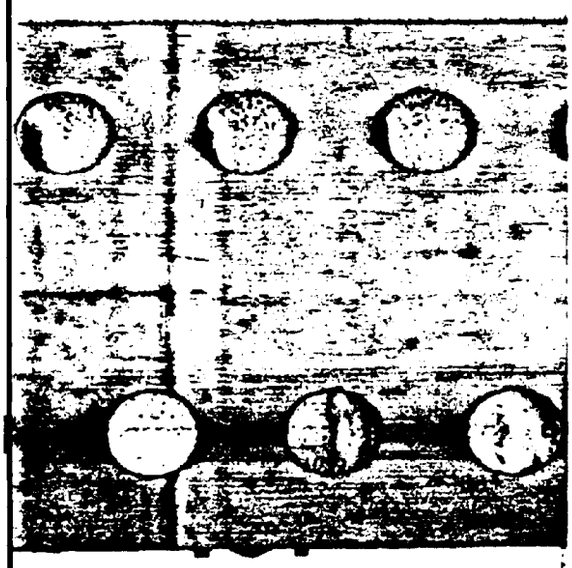
My commission expires

Notary Public

0215035
IDENTIF. ↑ REFERENCE
96 AUG 16 AM 8:42
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7578 08/16 0101 03CHECK 315.73





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

RECEIVED OF _____

FOR _____

BOOK 10158 PG 91

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	82900.00
			CON TX	306.73
			PRFEE	1.00
			MDEED	8.00
			TOTAL	315.73
			CHECK	315.73
08/16/96	01	08:44	0001	7578

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215035 IDENTIF. ↑ REFERENCE

96 AUG 16 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020144