WARRANTY DEED

STATE OF TENNESSEE BOOK 10167 PG 254
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 19 96

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS W. MARSHALL (NAME)	NEW OWNER (NAME)	MAP-PARCEL NO.
412 Oakleigh Hill (ADDRESS)	(ADDRESS)	159-01-0 042.00
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(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, ARTHUR C. MANN AND WIFE, SUSAN COLLIER MANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS W. MARSHALL AND PATRICIA L. CZARNIK

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. 44 on the Plat of Hound's Run of record in Plat Book 6900, Pages 167, 168, 169, 170 and 171, Register' Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Arthur C. Mann and wife, Susan Collier Mann, by Deed from Rafe VanHoy and Deborah A. VanHoy, of record in Book 9586, Page 708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to original Deed of Trust in the amount of $57,000.00 of record in Book 8068, Page 925, said Register's Office; Declaration of Covenants of record in Book 7079, page 995; and amended in Book 7238, Page 736, said Register's Office; easements 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.

unimproved (X)
This is improved ( ) property, known as 408 OAKLEIGH HILL, NASHVILLE, TN 37215
(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 23rd day of August 19 96

ARTHUR C. MANN

SUSAN COLLIER MANN

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 ARTHUR C. MANN AND WIFE, SUSAN COLLIER MANN

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 23rd day of August, 19 96.

Commission expires 7/24/97

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON TENN.

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_____.

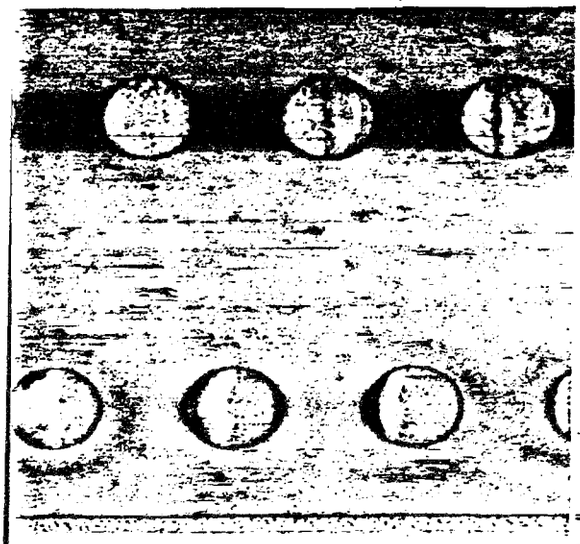
My commission expires _____

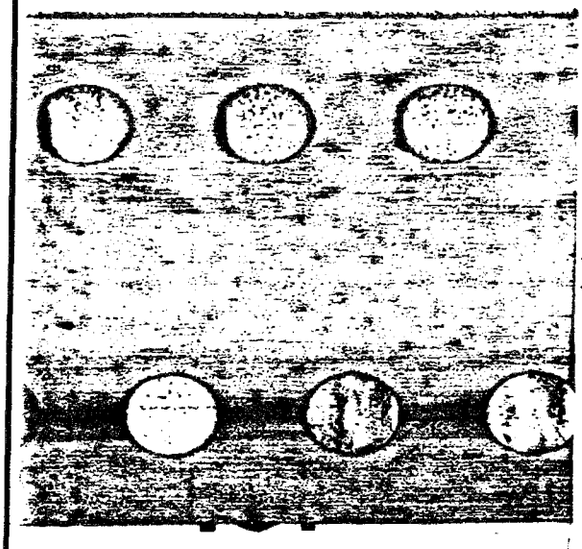
Notary Public

02 18083
IDENTIFICATION REFERENCE

96 AUG 26 AM 11:03
DAVIDSON COUNTY TN.

0775 08/26 01:01 03CHECK 231.0





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

RECEIVED OF _____

FOR _____

BOOK 10167 PG 256

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 8.00
TOTAL 231.00
CHECK 231.00

08/26/96 01 11:05 0001 0775

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02180837
IDENTIFICATION REFERENCE

96 AUG 26 AM 11:03

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

No. 1023320