BOOK 10171 PG 549

[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Michael D. Dudek	Columbia National Incorporated	MAP and PARCEL
[Lori A. Dudek	Attn: Tax Dept.	
[3846 Creekside Drive	P.O. Box 3050	148-10-81
[Nashville, TN 37211	Columbia, MD 21045-6050	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Stephen M. Dowd and Gracie L. Dowd, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Michael D. Dudek and Lori A. Dudek, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 10, Blanchard Heights, Section 1, as shown on plat of record in Plat Book 2663, Pages 62 & 63, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stephen M. Dowd and wife, Gracie L. Dowd by warranty deed from Bobby Lee Teasley and wife, Mildred Ellen Teasley of record in Book 7237, Page 497, Register's Office, Davidson County, Tennessee.

This is property with a common address of 3846 Creekside Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2663, Pages 62 & 63, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 2795, Page 99, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $86,900.00
[Affiant
[Subscribed and sworn before me this 26th day of August, 1998.
[My Commission Expires: 5/23/98 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 10171 PG 550

And Grantors do covenant with the said Grantees that Grantors 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 set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **26th** day of **August, 1996**.

Stephen M. Dowd

Gracie L. Dowd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Stephen M. Dowd and Gracie L. Dowd, husband and wife** , with whom I am personally acquainted, or who 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 **26th** day of **August, 1996**.

Notary Public
My Commission Expires: 5/23/98

File No. 9608-351

021941 5
IDENTIF. ↑ REFERENCE

96 AUG 29 AM 10:48
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

2225 08/29 0101 03CHECK 330.53

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10171 PG 551

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 86900.00
CON TX 321.53
PRFEE 1.00
WDEED 8.00
TOTAL 330.53
CHECK 330.53

08/29/96 01 10:50 0001 2226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02194 15
IDENTIF. ↑ REFERENCE

96 AUG 29 AM 10: 48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024753