OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10173 PG 571

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,500.00

Matthew B. Little

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF August 1996

Robert B. Cohen

NOTARY PUBLIC

My Commission expires: November 27, 1999

THIS INSTRUMENT PREPARED BY

COHEN & COHEN, ATTORNEYS AT LAW 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MATTHEW B. LITTLE, ET UX	First American National Bank	103-6 -95
(NAME) 5512 KENDALL DRIVE	(NAME) P. O. Box 305048	
(ADDRESS) NASHVILLE, TENNESSEE 37209	(ADDRESS) Nashville, TN 37230-5048	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ Ten Dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MARK CHRISTOFERSEN AND WIFE, BETTE BURTON CHRISTOFERSEN

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

MATTHEW B. LITTLE AND WIFE, EMILY J. LITTLE

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Brookside Court Subdivision, as of record in Book 1424, page 145, Register's Office for said County.

Said Lot No. 13, fronts 77.6 feet on the northerly side of Kendall Drive and runs back 174.9 feet on the westerly line and 199.1 feet on the easterly line to a line in the rear which measures 75 feet.

Being the same property conveyed to Mark Christofersen and wife, Bette Burton Christofersen by deed from Randall A. Hammock of record in Book 9992, page 454, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5512 Kendall Drive, Nashville, TN 37209
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 29th day of August, 1996.

Mark Christofersen
MARK CHRISTOFERSEN by P.O.A. Edward Simpson

Bette Burton Christofersen
BETTE BURTON CHRISTOFERSEN
by P.O.A. Edward Simpson

INDIVIDUAL ACKNOWLEDGMENTS:

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 Mark Christofersen and Bette Burton Christofersen _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 29th day of August, 19 96.

My Commission expires:
11-27-99

Deborah J. Cohen
Notary Public

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____
Notary Public

0220029

IDENTIFY REFERENCE

96 AUG 30 PM 2:43

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

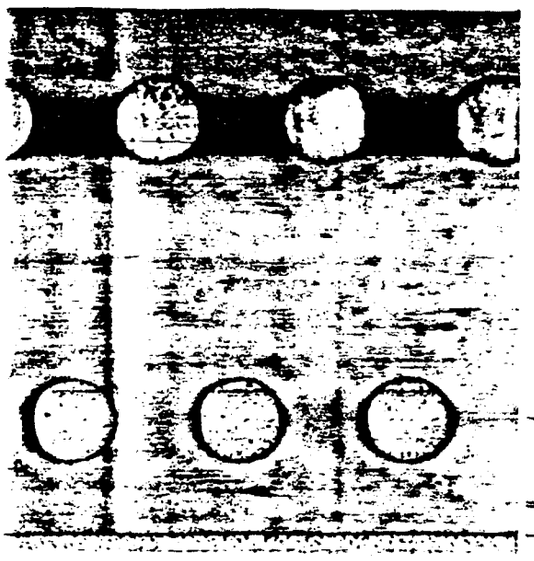
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

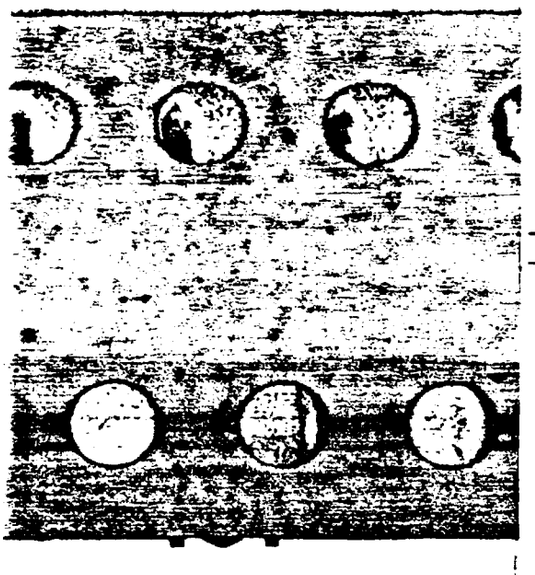
Witness my hand and official seal at office this ____ day of _____, 19___.

My Commission expires:

_____
Notary Public

08/30/96 0101 03CHECK 465.95





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

RECEIVED OF _____

FOR _____

BOOK 10173 PG 573

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	123500.00
			CON TX	456.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	465.95
			CHECK	465.95

08/30/96 01 14:26 0001 2901

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220029
IDENTIF. ↑ REFERENCE

96 AUG 30 PM 2:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025419