BOOK 10176 PG 648

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 78,000.00

Elizabeth Green
Affiant

Subscribed and sworn to before me, this 30th day of August, 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ELIZABETH GREEN 1907 Fatherland Street Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-14 PARCEL 170

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY EIGHT THOUSAND AND NO/100---------- ($ 78,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, we, JOHN R. COBURN AND WIFE, M. CLAUDIA COBURN hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ELIZABETH GREEN AND PATTY HOLMAN, BOTH UNMARRIED hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 31, Block "C" on the Plan of Priest Home Place as shown on plat of record in Plat Book 161, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to John R. Coburn and wife, M. Claudia Coburn, by deed from Jonathan R. Nabors and wife, Julie F. Nabors, of record in Book 7255, page 586, Register's Office for Davidson County, Tennessee.

0220851
IDENTIF. & REFERENCE

96 SEP -4 AM 9:05
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 1907 Fatherland Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Priest Home Place Block "C" of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 30th day of August, 1996.

JOHN R. COBURN

M. CLAUDIA COBURN

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 JOHN R. COBURN AND WIFE, M. CLAUDIA COBURN, 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 this 30th day of August, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

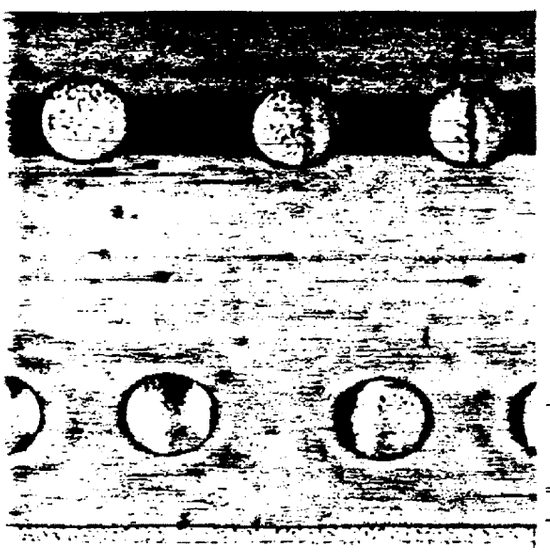
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

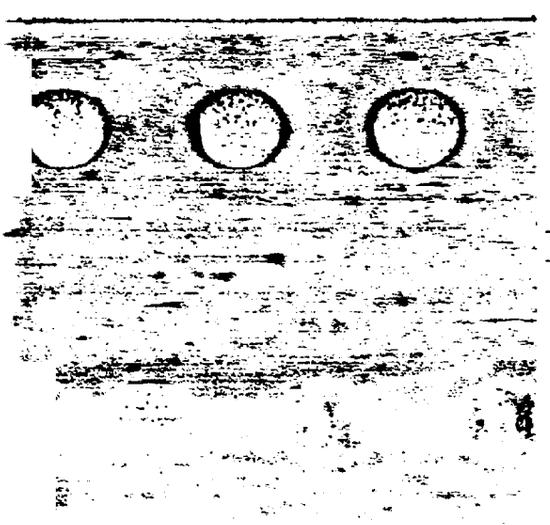
Witness my hand and official seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

J774 09/04 0101 03CHECK 297.60





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

RECEIVED OF _____

FOR _____

BOOK 10176 PG 650

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 78000.00
				CON TX 288.60
				PRFEE 1.00
				WDEED 8.00
				TOTAL 297.60
				CHECK 297.60
			09/04/96 01	09:07 0001 3774

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220851
IDENTIF. ↑ REFERENCE

96 SEP -4 AM 9:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026277