BOOK 10176 PG 809

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 $ 68,900.00

Mary Ellen Herring
Affiant

Subscribed and sworn to before me, this 27th day of August 1996

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MARY ELLEN HERRING 1012 Maynor Avenue Nashville, Tennessee 37216	FIRST AMERICAN NATIONAL BANK First American Center Nashville, Tennessee 37237	MAP 72-6 PARCEL 61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY EIGHT THOUSAND NINE HUNDRED AND NO/100---------- ($ 68,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, HEATHER THOMPSON-COOK, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MARY ELLEN HERRING AND HUSBAND, RUSSELL R. HERRING, MARRIED 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. 14 on the Plan of Maynor Place as of record in Plan Book 843, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Richard Marion Cook and wife, Heather Cook, by deed from Margaret Bingham, a widow, of record in Book 6704, page 650, Register's Office for Davidson County, Tennessee; the said Richard Marion Cook having since conveyed his interest in subject property to Heather Thompson-Cook by Quitclaim Deed of record in Book 9417, page 718, Register's Office for Davidson County, Tennessee.

DAVID A. BUCHANAN, spouse of Heather Thompson-Cook, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This is improved property known as 1012 Maynor Avenue, Nashville, Tennessee 37216

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 COVENANT s with the said GRANTEEs that she is lawfully seized and possessed of said land in fee simple, ha s 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 Maynor Place of record in Book 843, page 24, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself, her 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 I have hereunto set my hand on this the 27th day of August, 19 96.

HEATHER THOMPSON-COOK

DAVID A. BUCHANAN

MITCHELL A. [illegible] 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 HEATHER THOMPSON-COOK and DAVID A. BUCHANAN, 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 27th 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____.

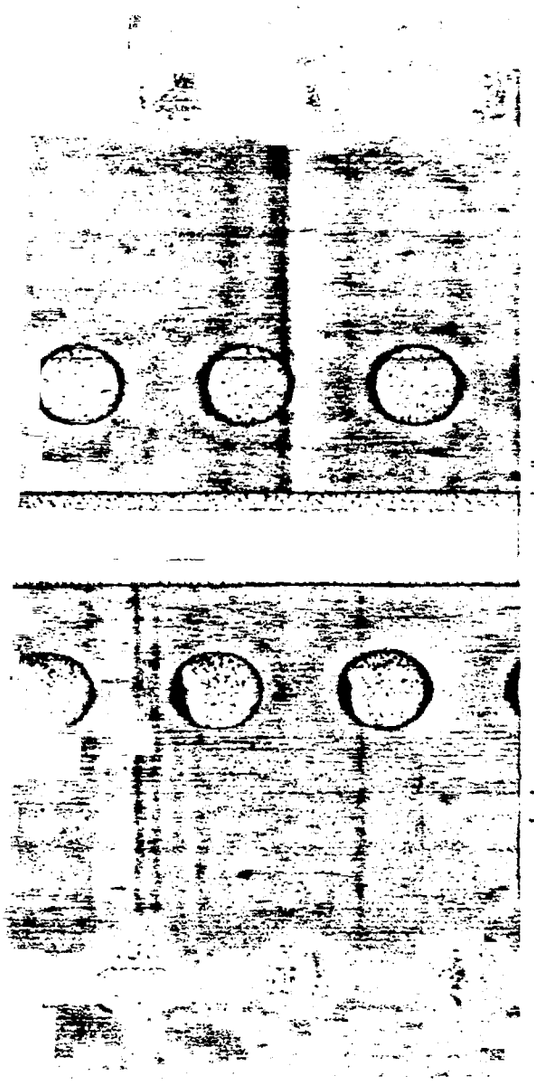
My Commission Expires: _____

Notary Public

0220890
IDENTIF. & REFERENCE

96 SEP -4 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3815 09/04 0101 03CHECK 263.93



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

RECEIVED OF _____

FOR _____

BOOK 10176 PG 811

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 68900.00
				CON TX 254.93
				PRFEE 1.00
				WDEED 8.00
				TOTAL 263.93
				CHECK 263.93
09/04/96	01			09:46 0001 3815

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220890
IDENTIF. & REFERENCE

96 SEP -4 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026318