[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Kris T. Brummett	First American National Bank	MAP and PARCEL
[	Attn: Tax Dept.	
[606 Jones Street	315 Deaderick Street	44-11-172
[Old Hickory, TN 37138	Nashvile, TN 37237	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 278)

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, **James R. Luffman, Sr., married** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Kris T. Brummett, married** (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:

Being Lot No. 24, Section "A", Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded July 6, 1948 in Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; fronting 56 feet on Jones Street and containing 0.11 acres, more or less.

Subject to and/or reserving one (1) 10 ft. wide permanent easement for utilities; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easements, are expressly reserved to the Grantor. All as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Robert G. Luffman and James R. Luffman, Sr., as joint tenants with full right of survivorship, by quitclaim deed from Eva Irene Luffman, of record in Book 9137, Page 398, Register's Office for Davidson County, Tennessee. The said Robert G. Luffman predeceased James R. Luffman, Sr. leaving him the surviving tenant by full right of survivorship.

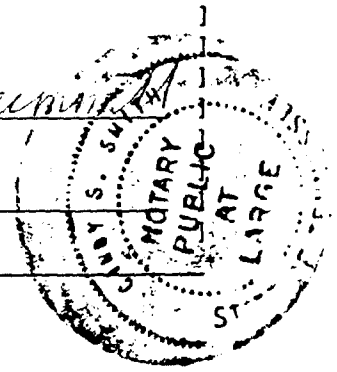
This is property with a common address of 606 Jones Street, Old Hickory, TN 37138.

June C. Luffman, spouse of James R. Luffman, Sr., joins in this conveyance to convey any and all interests in said property including but not limited any and all marital rights therein.

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 1424, Page 68, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 1644, Page 18, said Register's office; 4) 10' Permanent Easement of record in Book 9137, Page 398, said Register's office.

Grantor warrants that he has never lived in said property as a married person.

[**STATE OF TENNESSEE**
[**COUNTY OF DAVIDSON**
[The actual consideration or value, whichever is greater for this
[transfer is $59,000.00
[
[Affiant
[Subscribed and sworn before me this 30th day of August, 1996.
[
[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.

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 **30th** day of **August, 1996.**

James R. Luffman, Sr.

June C. Luffman

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 **James R. Luffman, Sr., married,** 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 **30th** day of **August, 1996.**

Attorney,
June C. Luffman

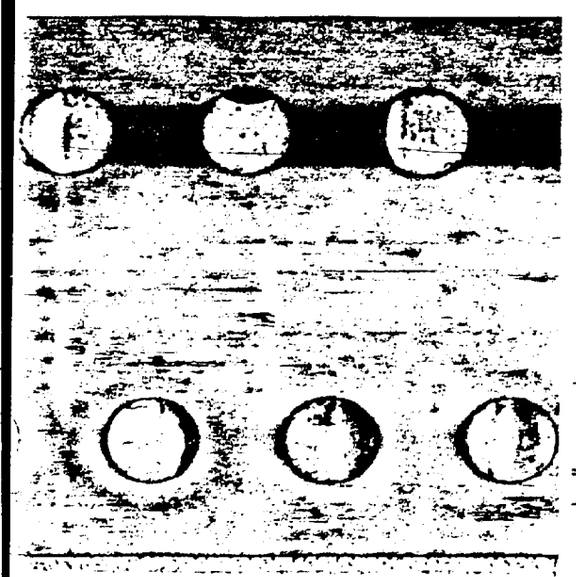
Notary Public
My Commission Expires

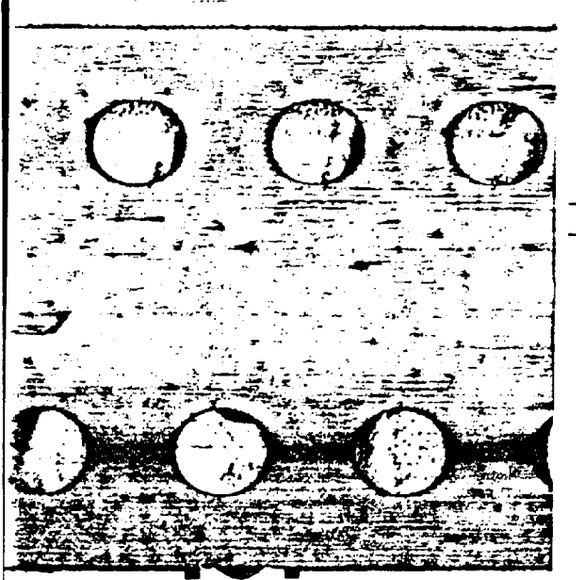
File No. 9608-358

0221774
IDENTIF. & REFERENCE

96 SEP -5 PM 1:43
FELIX A. ROBERTSON, REGISTER
DAVIDSON COUNTY, TN.

4722 09/05 0101 03CHECK 227.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10180 PG 210

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 59000.00
CON TX 218.30
PRFEE 1.00
MTGEED 8.00
TOTAL 227.30
CHECK 227.30

09/05/96 01 13:46 0001 4732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221774
IDENTIF. ↑ REFERENCE

96 SEP -5 PM 1:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027231