WARRANTY DEED

PREPARED BY:

J. DENNIS SANDERS
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
824-3084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $67,500.00.

Gloria J. DeBruhl
Affiant

Sworn to and subscribed before me on this the 26th day of August, 1996.

J. Dennis Sanders
NOTARY PUBLIC
My commission expires: 8/9/99

MORTGAGEE:

Josephine C. Skidmore
Kenneth (NMI) Collins
209 Neptune Drive
Hendersonville, TN 37075

Address New Owner:	Send Tax Bills to:	Map-Parcel
Larry J. DeBruhl Gloria J. DeBruhl 2633 Glenrose Avenue Nashville, TN 37211	Larry J. DeBruhl Gloria J. DeBruhl 2633 Glenrose Avenue Nashville, TN 37211	119-07-0 113-00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration the receipt of which is hereby acknowledged, **KENNETH (NMI) COLLINS**, an unmarried individual(as to a one-half undivided interest), and **JOSEPHINE C. SKIDMORE**, an unmarried individual (as to a one-half undivided interest), as tenants in common, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **LARRY J. DEBRUHL**, and wife, **GLORIA J. DEBRUHL**, hereinafter called GRANTEES, 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. 55 on the Plan of Thompson Land Park, as of record in Book 2331, page 138, Register's Office for said County.

Said Lot No. 55 fronts 137 feet on the southerly side of Glenrose Avenue and runs back 146 feet on the westerly line and 142.5 feet on the easterly line to a broken line measuring 186.85 feet thereon.

Being the same property conveyed to Kenneth (NMI) Collins by deed from William A. Collins, by warranty deed of record in Book 5830, page 668, Register's Office for Davidson County, Tennessee, and the same property conveyed to Josephine C. Skidmore, by quitclaim deed from Kenneth (NMI)Collins[as to a one-half (1/2) undivided interest], of record in Book 6867, page 49, Register's Office for Davidson County, Tennessee.

This is improved property known as 2633 Glenrose Avenue, Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. Restrictions of record in Book 2548, page 299, Register's Office for Davidson County, Tennessee.

2. Conditions of an Owner's Certificate, a 30 foot set back line from Glenrose Avenue, and a 10 foot easement for utilities along the westerly side line and across the entire rear of the lot.

3. Taxes for the year 1996, which are assumed by the Grantees pursuant to an agreetment between the parties.

4. All such further encumbrances, restrictions and matters which may appear of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the 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 herein set out, and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

The undersigned, Betty Collins, formerly married to Kenneth Collins, joins in this conveyance for the purpose of conveying to the Grantees all right, title, claim and interest, if any, she may have to the property conveyed herein, notwithstanding the assertion that no such claim exists.

This instrument has been prepared by J. Dennis Sanders, Esq. solely on information provided by the GRANTORS, and the preparor assumes no responsibility for the accuracy of the information contained herein.

WITNESS our hands this the 26TH day of August, 1996.

Kenneth Collins
KENNETH COLLINS

Josephine C. Skidmore
JOSEPHINE C. SKIDMORE

Betty Collins
BETTY COLLINS

0222251
IDENTIF. # REFERENCE

96 SEP -6 PM 12:40
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

5258 09/06 0101 03CHECK 262.75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, **KENNETH COLLINS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of August, 1996.

NOTARY PUBLIC

My commission expires: 8/9/99

DENNIS SAUNDERS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, **JOSEPHINE C.SKIDMORE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of August, 1996.

NOTARY PUBLIC

My commission expires: 8/9/99

DENNIS SAUNDERS NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

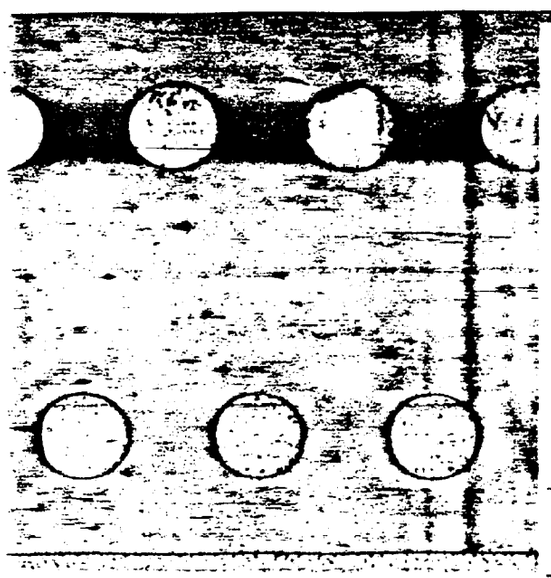
BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, **BETTY COLLINS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

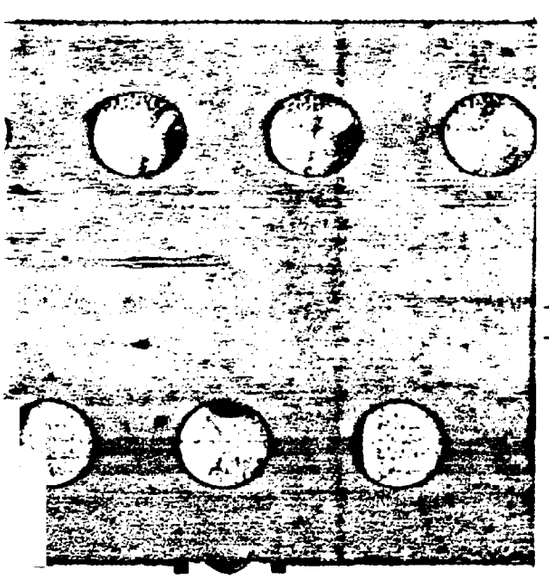
WITNESS my hand and official seal at Nashville, Tennessee, this the 26th day of August, 1996.

NOTARY PUBLIC

My commission expires: 8/9/99

DENNIS SAUNDERS NOTARY PUBLIC AT LARGE





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

RECEIVED OF _____

FOR _____

BOOK 10181 PG 916

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	67500.00
CON TX	249.75
PRFEE	1.00
WDEED	12.00
TOTAL	262.75
CHECK	262.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5258

0222251
IDENTIF. & REFERENCE

96 SEP -6 PM 12:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027754