This Instrument Prepared By:
CALLIS & HERSHEY
Attorneys at Law
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

BOOK 10192 PG 896

ADDRESS NEW OWNER:
JAMES B. BRIGHT and HELEN M. BRIGHT
3012 Lake Drive
Hermitage, TN 37076

SEND TAX BILL:
To New Owner

MORTGAGEE:
None

MAP AND PARCEL:
MAP 86-14-B
PARCEL 002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, HELEN KARTSONAKIS, unmarried, hereinafter called the GRANTOR, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto JAMES B. BRIGHT and wife, HELEN M. BRIGHT, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Revised Final Plan of Lots 1 to 4, Fleetwood Subdivision, Phase One, as of record in Plat Book 7900, Page 318, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Helen Kartsonakis, an unmarried woman, by deed from Ken Lokey Homes, Inc. of record in Book 8414, Page 573, said Register's Office.

This is improved property known as 3012 Lake Drive, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. 1996 County Taxes, which have been prorated and assumed by the Grantees;

2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of record in Plat Book 7900, Page 318, Register's Office of Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 7401, page 629, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for Fleetwood of record in Book 7170, page 987, amended in Book 7628, page 6, Register's Office for Davidson County, Tennessee.

5. By-Laws of Fleetwood Homeowners Association of record in Book 7171, Page 4, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said JAMES B. BRIGHT and wife, HELEN M. BRIGHT, their heirs and assigns, forever; and I, HELEN KARTSONAKIS, do further covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind myself, and my 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10192 PG 897

Witness our hands this the 13th day of September, 1996.

Helen Kartsonakis By Mary Ann Tackett

HELEN KARTSONAKIS by Mary Ann Tackett, Attorney in Fact by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY ANN TACKETT, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for HELEN KARTSONAKIS and is authorized by the said HELEN KARTSONAKIS to execute this instrument on her behalf.

WITNESS my hand and official seal on this the 13th day of September, 1996.

NOTARY PUBLIC

My commission expires: January 25, 1997

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $126,500.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of September, 1996.

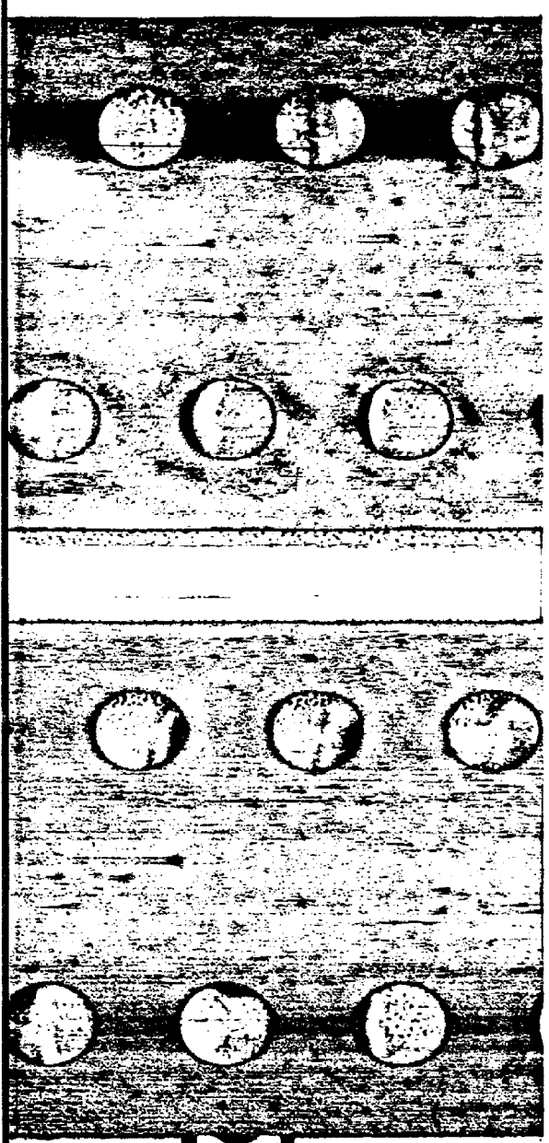
NOTARY PUBLIC

My Commission Expires: January 25, 1997

0225969
IDENTIF. # REFERENCE

96 SEP 17 AM 8:36
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9556 09/17/96 10:01 0CHECK 477.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10192 PG 898

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 126500.00
CON TX 468.05
PRFEE 1.00
WDEED 8.00
TOTAL 477.05
CHECK 477.05

09/17/96 01 08:40 0001 9250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225969
IDENTIF. ↑ REFERENCE

96 SEP 17 AM 8:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031688