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This Instrument Prepared By:

Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10196 PG 466

ADDRESS NEW OWNER:
James P. Hiller and Michelle B. Hiller
505 Holt Valley Rd.
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Countrywide Funding Corporation
155 North Lake Ave.
Pasadena, CA 91109

MAP AND PARCEL:
MAP 128-11
GROUP
PARCEL 36

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, we, Grant A. Youngquist and wife, Prisca R. Moore hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James P. Hiller and wife, Michelle B. Hiller, 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. 6 on the Plan of Holt Meadows, of record in Book 4300, page 174, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Grant A. Youngquist and wife, Prisca R. Moore by deed from James Ray Bell, Jr., and spouse, Susan Janine Bell of record in Book 9000, page 301, Register's Office for Davidson County, Tennessee.

This is improved property known as 505 Holt Valley Rd., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James P. Hiller and wife, Michelle B. Hiller, their heirs and assigns, forever; and we, Grant A. Youngquist and wife, Prisca R. Moore 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 12th day of September, 1996.

Grant A. Youngquist by Cheryl Paulus atty in fact
Grant A. Youngquist by Cheryl Paulus, Atty-in-Fact

Prisca R. Moore by Cheryl Paulus atty in fact
Prisca R. Moore by Cheryl Paulus, Atty-in-Fact

BOOK 10196 PG 467

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cheryl Paulus, as Attorney-in-Fact for both Grant A. Youngquist and wife, Prisca R. Moore the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 12th day of September, 1996.

Rebecca K. Garland
NOTARY PUBLIC

My Commission Expires: 5/24/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 105,900.00.

Cheryl Paulus
AFFIANT

Subscribed and sworn to before me this 12th day of September, 1996.

Rebecca K. Garland
NOTARY PUBLIC

My Commission Expires: 5/24/97

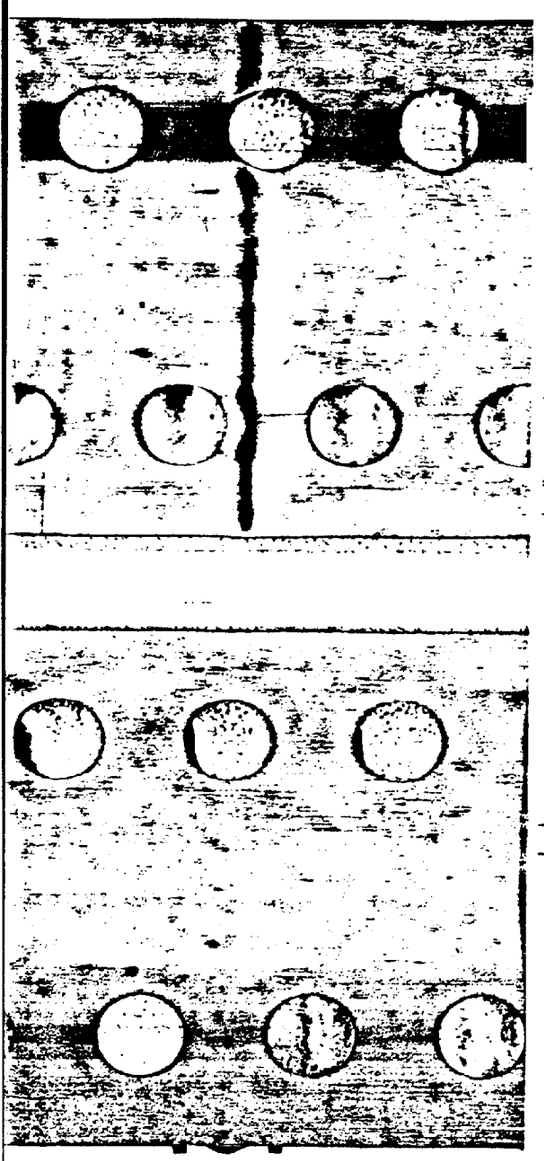
0227058

IDENTIFICATION REFERENCE

96 SEP 19 PM 12:57

PELLA A. HULSEY REGISTER
DAVIDSON COUNTY, TN.

0400 09/19 0101 03CHECK 400-83



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

RECEIVED OF _____

FOR _____

BOOK 10196 PG 468

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	
				105900.00
			CON TX	391.83
			PRFEE	1.00
			WDEED	8.00
			TOTAL	400.83
			CHECK	400.83
09/19/96	01		13:01 0001	0400

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227058
IDENTIF. # REFERENCE

96 SEP 19 PM 12:57
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1032825