Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $127,000.00.

Affiant

Subscribed and sworn to before me, this 20 day of September, 1996

Notary Public
My commission expires 5/8/99

Address of New Owner:
Joseph B. Daly
Brunette T. Daly
1145 White Mountain Lane
Antioch, Tn. 37013

Send Tax Bills to:
Guaranty Trust Co.
3319 West End Avenue
Nashville, Tn.. 37203

Tax Information
135-14-A-035

AMY R. CROSS NOTARY PUBLIC AT LARGE WILLIAMSON

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, James S. Talian and wife, Ruth M. Talian, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Joseph B. Daly and wife, Brunette T. Daly, 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Pinnacle Point Subdivision Final Plat, Phase II, of record in Plat Book 6900, page 140, said Register's Office, to which reference is made for a more complete and accurate description.

Being the same property conveyed to James S. Talian and wife, Ruth M. Talian by deed from Centex Real Estate Corporation, a Nevada Corporation, recorded in Book 7477, page 244, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 1)Taxes for the year 1996, and subsequent years, which are not yet due and payable. 2)Covenants, conditions, restrictions, reservations, easements, liens, for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7032, Pages 730 thru 777, and in any allied instrument(s) referred to in said restrictions and amended in Book 7067, page 739. 3)Restrictions covenants for Pinnacle Point Subdivision, Phase II, of record in Book 6405, Page 169 and amended in Book 7067, page 739. 4)All matters shown on Plan of Pinnacle Point Subdivision, Phase II, of record in Plat Book 6900, Page 140. 5)By-Laws of Pinnacle Point Subdivision Phase II of record in Book 7032, Page 730. 6)Articles of Incorporation of Pinnacle Point Homeowners Association of record in Book 7058, page 234 though 239.

This is improved property, located at 1145 White Mountain Lane, Antioch, TN 37013.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of September, 1996.

James S. Talian

Ruth M. Talian

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James S. Talian and wife, Ruth M. Talian, 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 at Brentwood, Tennessee, this 20th day of September, 1996.

Notary Public

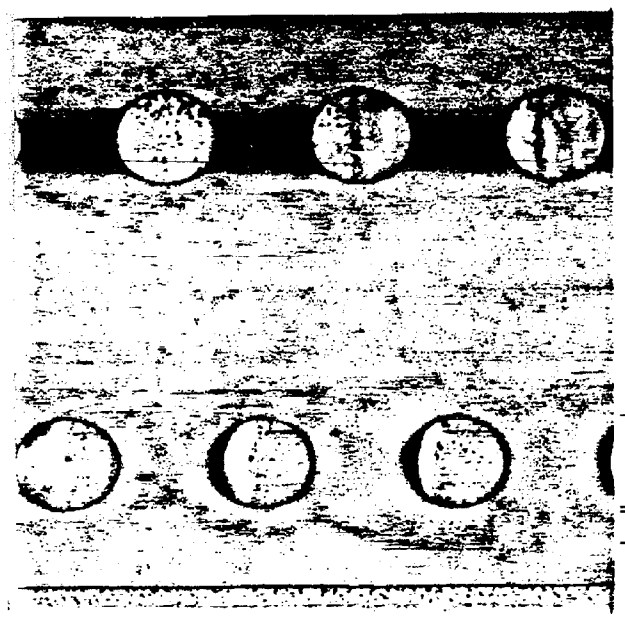
My Commission expires: 5/18/99

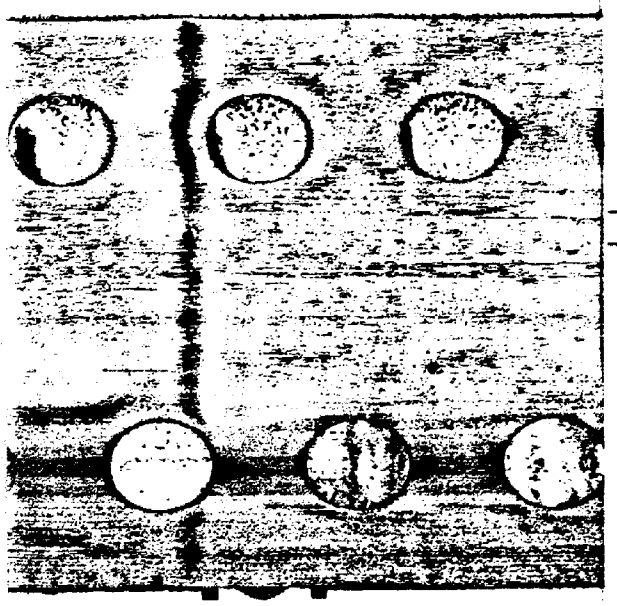
02229052
IDENTIF. ↑ REFERENCE

96 SEP 25 AM 10:45

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2550 09/25 0101 03CHECK 478.90





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

RECEIVED OF _____

FOR _____

BOOK 10202 PG 226

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				12000.00

CON TX 469.90
PRFEE 1.00
WDEED 8.00

TOTAL 478.90
CHECK 478.90

09/25/96 01 10:48 0001 2550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0229052 IDENTIF. # REFERENCE

96 SEP 25 AM 10:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1034952