BOOK 10211 PG 211

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
John E. Colwell	Biltmore Mortgage Corporation	MAP and PARCEL
	Attn: Tax Dept.	
509 Robards Circle	4301 Hillsboro Rd, #300	64-3-B-30
Old Hickory, TN 37138	Nashville, TN 37215	

This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

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, **Baird R. Faulkner and Janie J. Faulkner, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **John E. Colwell and Lisa M. Colwell, husband and wife,** (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:

Land in Davidson County, Tennessee, being Lot No. 251 on the Final Plat of Phase Three, Sections One and Two, Brandywine Pointe, as of record in Book 7900, Pages 405 and 406, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Baird R. Faulkner and wife, Janie J. Faulkner by warranty deed from Showcase Builders of Tennessee, Inc. of record in Book 8963, Page 102, Register's Office, Davidson County, Tennessee.

This is property with a common address of 509 Robards Circle, Old Hickory, TN 37138.

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 7900, Pages 406 & 406, said Register's office and all matters therein; 3) Declaration of Covenants, Conditions and Restrictions of record in Book 8120, Page 170, and in Book 8676, Page 589, as amended in Book 9010, Page 627, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $372,120.00

Affiant

Subscribed and sworn before me this 27th day of September, 1996.

Notary Public

My Commission Expires: 5/23/98

NOTARY PUBLIC AT LARGE

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 **27th** day of **September, 1996**.

Baird R. Faulkner

Janie J. Faulkner

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 **Baird R. Faulkner and Janie J. Faulkner, husband and wife** , 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 **27th** day of **September, 1996**.

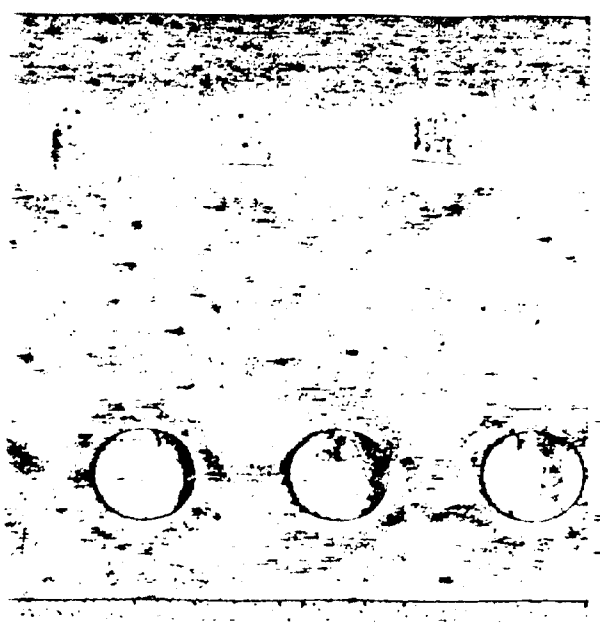
Notary Public
My Commission Expires: 3/28/98

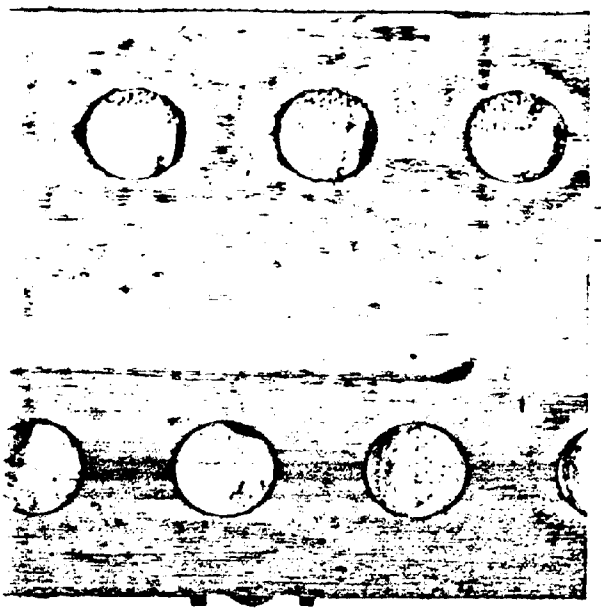
File No. 9609-397

0231736
IDENTIFICATION REFERENCE

96 OCT -2 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5353 10/02 0101 03CHECK 1385.84





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10211 PG 213

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
372120.00
CON TX 1376.84
PRFEE 1.00
WDEED 8.00
TOTAL 1385.84
CHECK 1385.84
10/02/96 01 09:13 0001 5353

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0231736
IDENTIF. A REFERENCE

96 OCT -2 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1072436

No. [redacted]