THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) 10226 PG 416

The actual consideration or value, whichever is greater, for this transfer is $ 124,500.00

A. Renee Lanman
Affiant

Subscribed and sworn to before me, this 11th day of October 1996

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
A. RENEE LANMAN 1009 Montrose Avenue Nashville, Tennessee 37204	Signet Mortgage Corporation P.O. Box 27403 Richmond, Virginia 23261-7403	MAP 118-1 PARCEL 208

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED AND NO/100---------- ($ 124,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, BRIAN E. CARDEN, MARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto A. RENEE LANMAN, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 135 on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Brian E. Carden by deed from Andreas Albert, an unmarried person, of record in Book 8590, page 669, Register's Office for Davidson County, Tennessee.

STACY S. CARDEN, spouse of Brian E. Carden, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1009 Montrose Avenue, Nashville, Tennessee 37204

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, her heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Montrose Place of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, her___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 11th day of October, 19 96.

BRIAN E. CARDEN

STACY S. CARDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRIAN E. CARDEN and STACY S. CARDEN, 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 this 11th day of October, 19 96.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

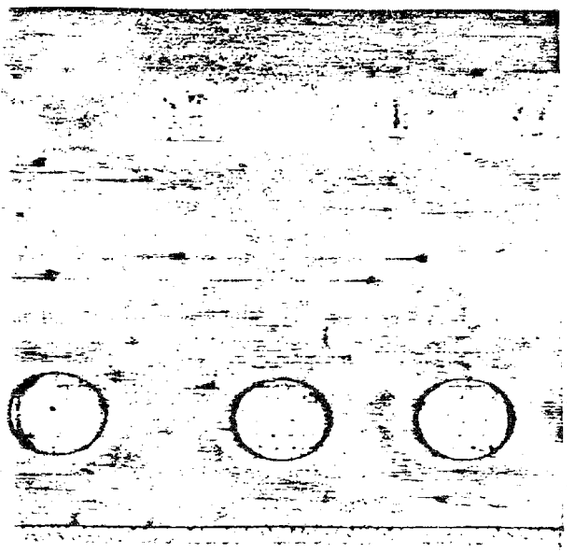
My Commission Expires: _____

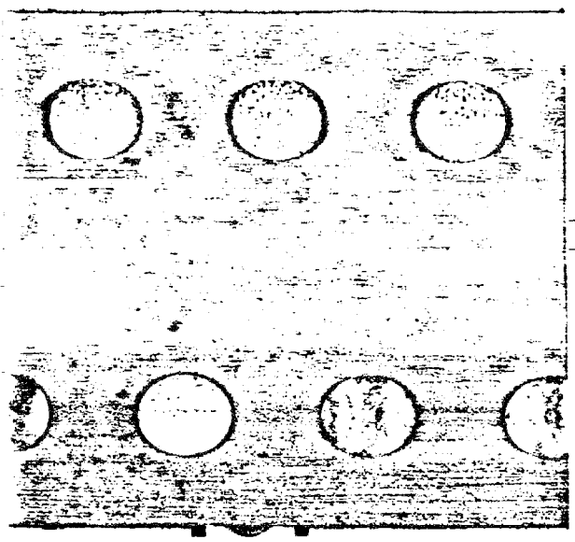
Notary Public

0236467
IDENTIF. ↑ REFERENCE

96 OCT 16 AM 8:41
REGISTER
DAVIDSON COUNTY, TN.

0389 10/16 0101 03CHECK 469





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10226 PG 418

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
				124500.00
				CON TX 460.65
				PRFEE 1.00
				WDEED 8.00
				TOTAL 469.65
				CHECK 469.65
			10/16/96 01	08:42 0001 0389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0236467

96 OCT 16 AM 8:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

№ 1077428

No. [redacted]