BOOK 10251 PG 491

fee 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Lance C Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF October 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lance C. Shelton	Columbia National, Incorporated	106-14
(NAME)	(NAME)	
1994 Gatlin Drive	P.O. Box 3050	86
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Columbia, Maryland 21045-6050	6DA10055
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frances A. Brawner and Geraldine H. Cox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lance C. Shelton, unmarried

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. 112 on the Map of Raymond Heights of record in Plat Book 1424, Page 141, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to G.R. Holcomb and wife, Dixie Mai H. Holcomb, by deed of record in Book 1971, Page 591, Dixie Mai H. Holcomb having predeceased G.R. Holcomb, G.R. Holcomb having since died and leaving this property to his heirs, Frances A. Brawner and Geraldine H. Cox by docket #96P1102 in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Frances A. Brawner by Geraldine H. Cox as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10251, Page 490, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1994 Gatlin Drive, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of October 1996

Frances A. Brawner Frances A. Brawner

By: Geraldine H. Cox Geraldine H. Cox

Geraldine H. Cox, Attorney-in-fact Geraldine H. Cox

BOOK 10251 PG 492

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 Geraldine H. Cox

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 28th day of October 19 96.

Commission expires October 9, 1999

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

On this October 28, 1996 before me personally appeared Geraldine H. Cox, the person who executed the foregoing instrument on behalf of Frances A. Brawner, and acknowledged that she executed the same as the free act and deed of the said Frances A. Brawner, through Power of Attorney granted her by the said Frances A. Brawner.

Commission Expires: 10/9/99

Notary Public:

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

0244066

IDENTIF. & REFERENCE

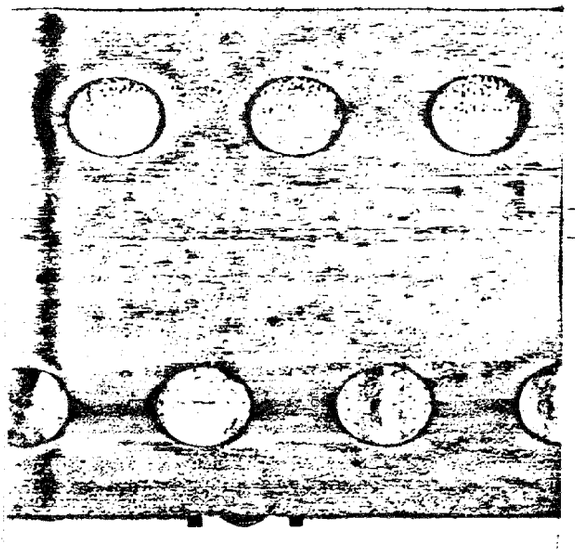
96 NOV -6 AM 10:36

REGISTER
DAVIDSON COUNTY, TN.

3603 11/06 0101 03CHECK

245.00





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

RECEIVED OF _____

FOR _____

BOOK 10251 PG 493

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
			CAMT	54000.00
			CON TX	236.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	245.80
			CHECK	245.80
11/06/96	01		10:38 0001	8603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02440066
IDENTIF. # REFERENCE

96 NOV -6 AM 10:36

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1085527