BOOK 10251 PG 569

Box 31
CAW

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Lori F. Magda and husband, Darren T. Magda 1005 Beech Tree Lane Brentwood, TN 37027	171-08-0-A 090.00	SouthTrust Mortgage Corporation P.O. Box 532060 Birmingham, AL 35203-2060
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CAW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Paul D. Wilson and Kellye W. Wilson** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **Lori F. Magda and husband Darren T. Magda** (the "Grantee"), Grantee's (heirs) (successors) and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. All matters shown on the Plan of record in Book 6900, page 529 and 530, as amended in Book 7627, page 344, as further amended in Book 8032, page 831, said Register's Office.

2. Restrictive Covenants contained in instrument of record in Book 7430, page 784, as amended in Book 7565, page 57, as further amended in Book 7824, page 254, as to Phase II in Book 7897, page 576, said Register's Office.

3. Declaration of Covenants, Conditoins and Restrictions for Cottonport Plantation of record in Book 7637, page 925, as amended in Book 8313, page 932, said Register's Office.

4. Storm Water Detention Agreement of record in Book 7350, page 137, said Register's Office.

5. Corporation Charter (nonprofit) of Cottonport Plantation Homeowner's Association, Inc. of record in Book 7621, page 600, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Lori F. Magda
Affiant

Subscribed and sworn to before me this 4th day of November, 1996.

Carol A. Wilson
Notary Public
My Commission Expires: 11-20-98

NOTARY PUBLIC AT LARGE

96 NOV -6 AM 10:43
REGISTER
DAVIDSON COUNTY, TN.

0244082
IDENTIF. & REFERENCE

0381568.01
999999-010 11/04/96

6. Deeds of conveyance for sanitary sewers and water mains in Book 8486, page 332 and Book 8486 page 336, said Register's Office.

This is improved property, known as **1005 Beech Tree Lane, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4th day of November, 1996.

Paul D. Wilson

Kellye W. Wilson

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 Paul D. Wilson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 4th day of November, 1996.

Sam Wells
NOTARY PUBLIC

SAM WELLS NOTARY PUBLIC

My Commission Expires: July 24, 1999

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 Kellye W. Wilson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville Tennessee, this the 5 day of November, 1996.

Sam Wells
NOTARY PUBLIC

SAM WELLS NOTARY PUBLIC

My Commission Expires: July 24 1999

0381568.01
999999-010 11/04/96

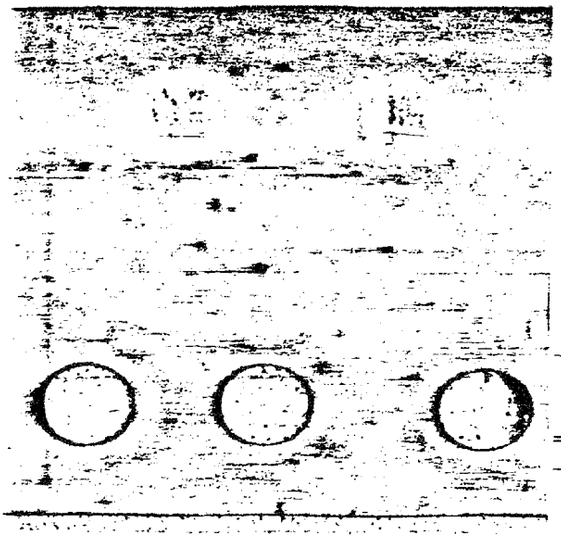
EXHIBIT A

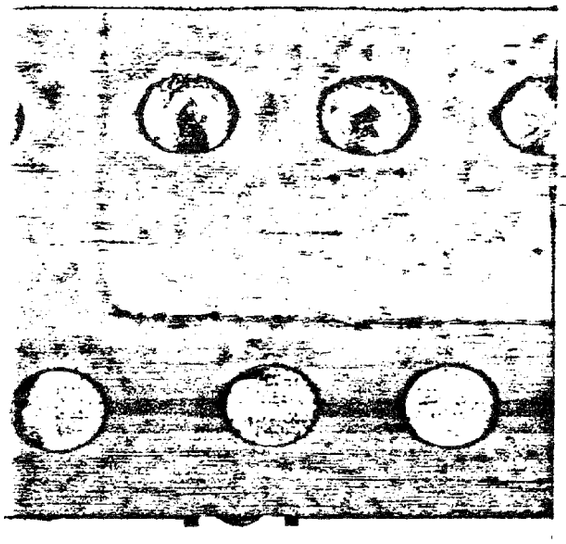
(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, page 529 and 530 and amended in Book 7627, page 344 and Book 8032, page 831, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul D. Wilson and wife, Kellye W. Wilson by deed from George A. Collier and wife, Diane M. Collier, of record in Book 9220, page 509, said Register's Office.

3517 11/06 0101 03CHECK 753.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10251 PG 572

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 200000.00
				CON TX 740.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 753.00
				CHECK 753.00
			11/06/96 01	10:45 0001 8619

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244082
IDENTIF. # REFERENCE

96 NOV -6 AM 10:43
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1085543