BOOK 10253 PG 556

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Helen M. Burns
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: June 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Mail

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HELEN M. BURNS	COLUMBIA NATIONAL, INCORPORATED	MAP 60-5
(NAME)	(NAME)	
3021 CAPPS DRIVE	P.O. BOX 3050	PARCEL 10.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE 37207	COLUMBIA, MARYLAND 21045-6050	
(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, FANNIE E. WYNN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HELEN M. BURNS, 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:

Being the same property conveyed to Fannie Elizabeth Wynn, unmarried by deed from Terry W. Pentecost and wife, Melanie R. Pentecost of record in Book 9431, page 199, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2747, Page 338, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and paid by the Grantor(s) herein.

SEE ATTACHED EXHIBIT "A", LEGAL DESCRIPTION, WHICH BY REFERECNE IS INCORPORATED HEREIN.

96 NOV -7 PM 1:44
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02446 91

unimproved ( )
This is improved (X) property, known as 3021 CAPPS DRIVE, NASHVILLE, TENNESSEE 37207
(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 my hand this 1st day of November, 19 96

Fannie E. Wynn
FANNIE E. WYNN

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 FANNIE E. WYNN, UNMARRIED

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this 1st day of November 19 96.

Commission expires June 10, 1998

Notary Public

DEBRA HOWE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

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

EXHIBIT "A", LEGAL DESCRIPTION

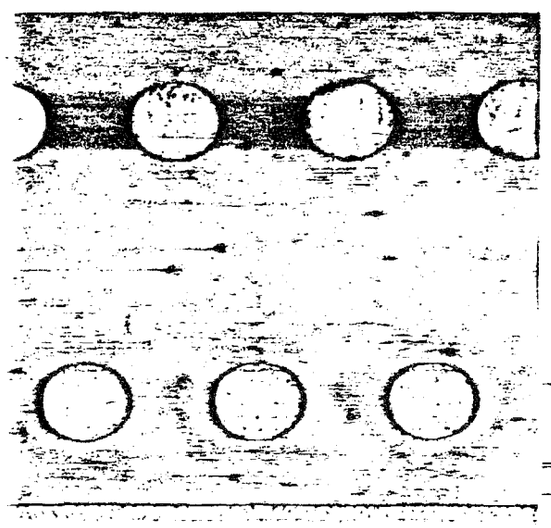
Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Aldrich Heights, Section III of record in Plat Book 2663, page 49, Register's Office for Davidson County, Tennessee.

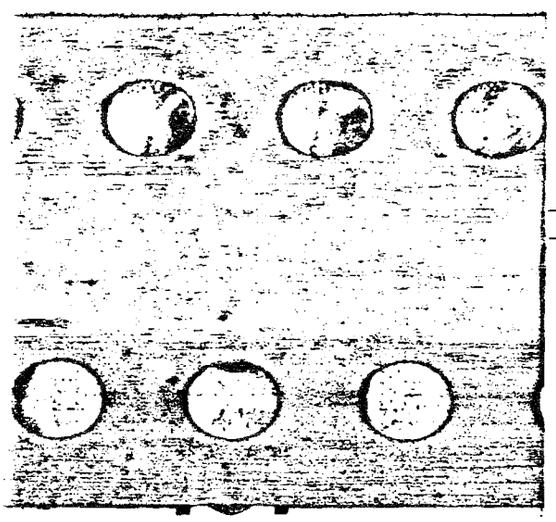
Beginning at a point in the Westerly margin of Capps Drive at the corner of Lots 65 and 64; thence with the line between said lots southwesterly 262.3 feet to the line of Lot No. 62; thence with the line between Lots 62 and 65, Southerly 75.5 feet to a concrete monument; thence Easterly 72.2 feet to a concrete monument; thence Southerly 50.7 feet to a corner of Lot 66; thence with the line between Lots 65 and 66, northeasterly 278.5 feet to the margin of Capps Drive; thence with the margin of the same Northwesterly around a slight curve, 85 feet to the point of beginning.

Being the same property conveyed to Fannie Elizabeth Wynn, unmarried by deed from Terry W. Pentecost and wife, Melanie R. Pentecost of record in Book 9431, page 199, Register's Office for Davidson County, Tennessee.

Fannie E. Wynn is one and the same person as Fannie Elizabeth Wynn.

9274 11/07 0101 03CHECK 242.10





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

RECEIVED OF _____

FOR _____

BOOK 10253 PG 558

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 63000.00
CON TX 233.10
PRFEE 1.00
WDEED 8.00
TOTAL 242.10
CHECK 242.10

11/07/96 01 13:47 0001 9274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0244691
IDENTIF. & REFERENCE

96 NOV -7 PM 1:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1086192