WARRANTY DEED

BOOK 10258 PG 396

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November 19 96.

Notary Public

MY COMMISSION EXPIRES: 1/2 / 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen M. English	FIRST AMERICAN NATIONAL BANK	MAP 141-15-D
(NAME)	(NAME)	
7916 River Fork Drive	P. O. Box 290396	PARCEL 198
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37229-0396	
(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, Craig Forstrom and wife, Virginia Forstrom

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen M. English, a single person

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. 198 on the Plan of Phase III-D, "Sheffield" on the Harpeth, of record in Book 7900, pages 710-712, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Craig Forstrom and wife, Virginia Forstrom by deed from Phillips Builders, Inc. of record in Book 9551, page 181, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior Deed.

This conveyance is subject to 1996 taxes, paid, prorated and assumed by the Grantees the day of closing; all matters as shown on the plan of record in Book 7900, pages 710-712; restrictive covenants of record in Book 6925, page 900, Book 7145, page 964, Book 8505, page 598, Book 8747, page 97, Book 9313, page 806, Book 7145, page 964 and Book 8146, page 463, said Register's Office, assessment of homeowners association dues, if any, and to any and all easements located on the property.

0246289
IDENTIF. ↑ REFERENCE

96 NOV 13 PM 3:04
FELIX P. WILSON II REGISTER
DAVIDSON COUNTY, TN.

( ) Unimproved ( ) This is improved ( ) Property known as 7916 River Fork Drive, Nashville, TN 37221
(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 hand s this 13th day of November 19 96

Craig Forstrom

Virginia Forstrom

BK/10258PG397

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 Craig Forstrom and wife, Virginia Forstrom

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 at Nashville, Tennessee, this 13th day of November 19 96

Commission expires 11/21/98

Notary Public

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 _____.

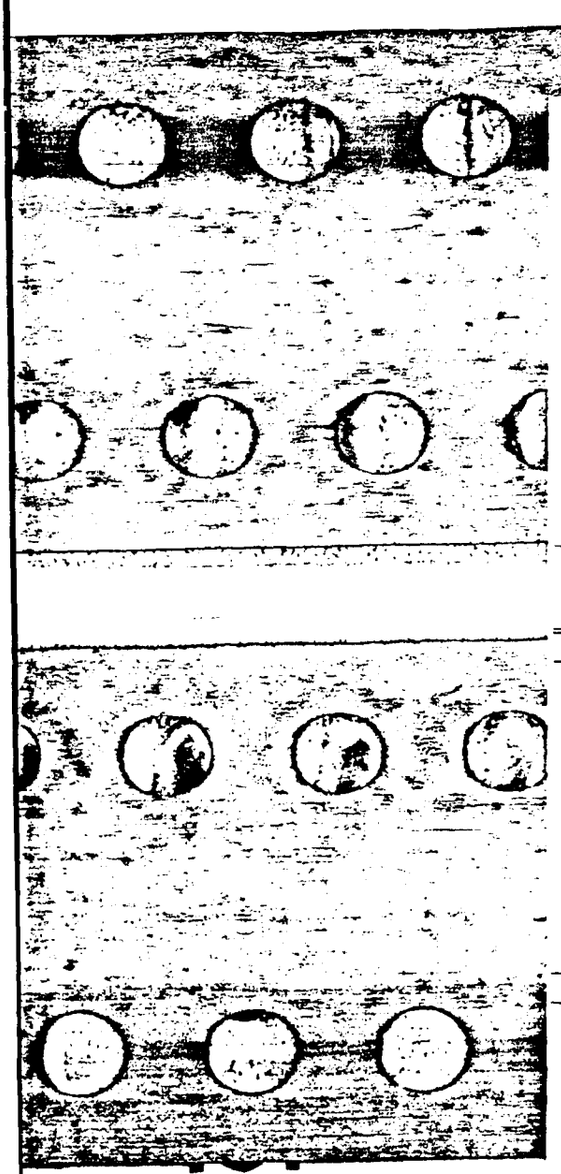
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

0985 11/13 0101 03CHECK

715.70



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

RECEIVED OF _____

FOR _____

BOOK 10258 PG 398

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
191000.00
MOR TX 706.70
PRFEE 1.00
WDEED 8.00
TOTAL 715.70
CHECK 715.70
11/13/96 01 15:07 0001 0985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246289
IDENTIF. # REFERENCE

96 NOV 13 PM 3:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087877