File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 1901
First American Center
Nashville, TN 37238-1901

BOOK 10265 PG 404

ADDRESS NEW OWNER:
Mark M. Warner
713 Harpeth Trace Drive
Nashville, TN 37221

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 143-2-0-C
GROUP
PARCEL 32 (CO)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richard G. Orozco, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mark M. Warner, unmarried**, hereinafter called the Grantee, his 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. 32 on the Plan of Harpeth Knoll, of record in Book 5200, page 764, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Richard G. Orozco, unmarried by deed from Patricia A. Cleveland, as of record in Book 9811, page 631, Register's Office for Davidson County, Tennessee.
>
> The legal description used in this conveyance is the same as the previous transfer.

This is improved property known as 713 Harpeth Trace Drive, Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark M. Warner, unmarried, his heirs and assigns, forever; and I, Richard G. Orozco, unmarried, do covenant with the said Grantee that I am 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 I do further

covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10265 PG 405

Witness my hand this the 20th day of November, 1996.

Richard G. Orozco

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Richard G. Orozco, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $122,000.00.

AFFIANT

Subscribed and sworn to before me
this 20th day of November, 1996.

NOTARY PUBLIC

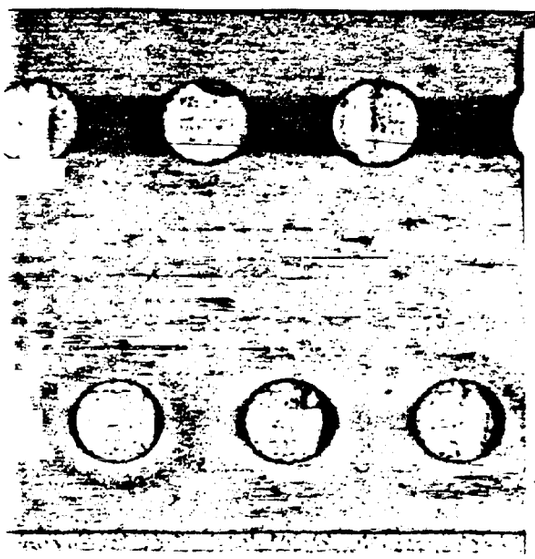
My Commission Expires: JUNE 19, 1999

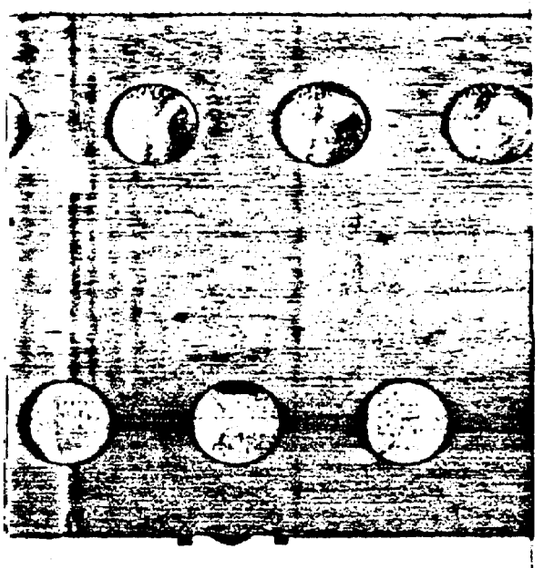
96 NOV 20 PM 2:47
DAVIDSON COUNTY, TN.

0248439
IDENTIF. & REFERENCE

7479 11/20 0101 03CHECK 460.40

C:\WPS1\WORK\CLOSINGS\YFA96832.WD





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

RECEIVED OF _____

FOR _____

BOOK 10265 PG 406

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	
				122000.00
			CON TX	451.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	460.40
			CHECK	460.40
11/20/96	01		14:49 0001	7479

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0248439
IDENTIF. & REFERENCE

96 NOV 20 PM 2:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1090189