WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $115,000.00.

Bertha M Killion
Affiant

Sworn to and subscribed before me on this the 22nd day of November, 1996.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-97

MORTGAGEE:

First American National Bank
P. O. Box 290396
Nashville, TN 37229-0396

ADDRESS NEW OWNER:
Bertha M. Killion, Trustee
2122 Sanborn Drive
Nashville, Tennessee 37210

SEND TAX BILLS TO:
First American National Bank
P. O. Box 290396
Nashville, TN 37229-0396

Map/Parcel: 95-10/106

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, **WE, RICHARD K. MALISZEWSKI and wife, DIANA M. MALISZEWSKI**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **BERTHA M. KILLION, Trustee**, U/A/D May 3, 1995, with full power and authority to sell, mortgage, lease, rent and convey by deed or otherwise, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Elm Hill Acres, Section 2, as of record in Book 2331, page 68, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Said Lot No. 199 fronts 120 feet on the northerly side of Sanborn Drive and extends back between lines 391.8 feet, more or less, on the westerly side to the center of Sims Branch, and 390 feet, more or less, on the easterly side to the center of Sims Branch, and the rear line along the center of said Sims Branch measuring 120 feet, more or less.
>
> Being the same property conveyed to Richard K. Maliszewski and wife, Diana M. Maliszewski, by deed from Rebecca Heath, unmarried, of record in Book 9855, page 182, Register's Office for Davidson County, Tennessee.

This is improved property known as 2122 Sanborn Drive, Nashville, Tennessee, 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1996 taxes have been prorated and will be paid by the Grantee when due.

2) Plan of record in Plat Book 2331, page 68, Register's Office for Davidson County, Tennessee.

3) Restrictive covenants contained in instrument of record in Book 2442, page 464, Register's Office for Davidson County, Tennessee.

And GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22nd day of November, 1996.

Richard K. Maliszewski
RICHARD K. MALISZEWSKI

Diana M. Maliszewski P.O.A.
DIANA M. MALISZEWSKI
By Richard Maliszewski

9037 11/25 0101 03CHECK 434.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Richard K. Maliszewski ~~and Diana M. Maliszewski~~, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hermitage, Tennessee, this the 22nd day of November, 1996.

Charles P. Cron
NOTARY PUBLIC

My Commission Expires: March 27, 1999

STATE OF TENNESSEE

COUNTY OF DAVIDSON

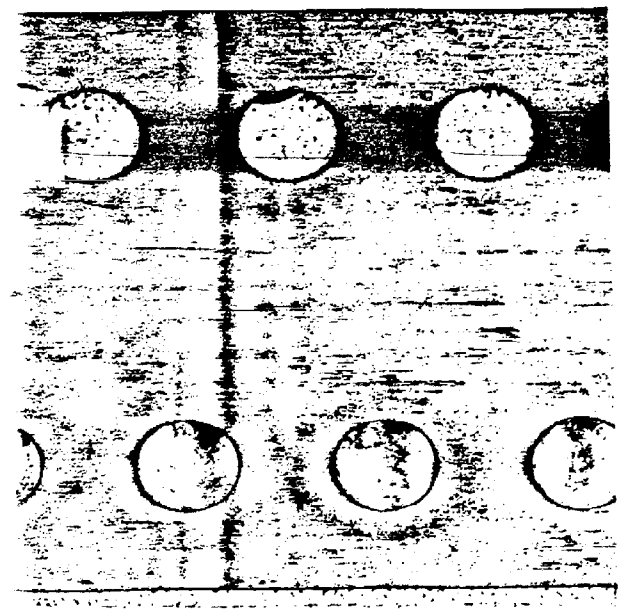
On this 22nd day of November, 1996, before me personally appeared RICHARD K. MALISZEWSKI, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DIANA M. MALISZEWSKI and acknowledged that he executed the same as the free act and deed of said DIANA M. MALISZEWSKI.

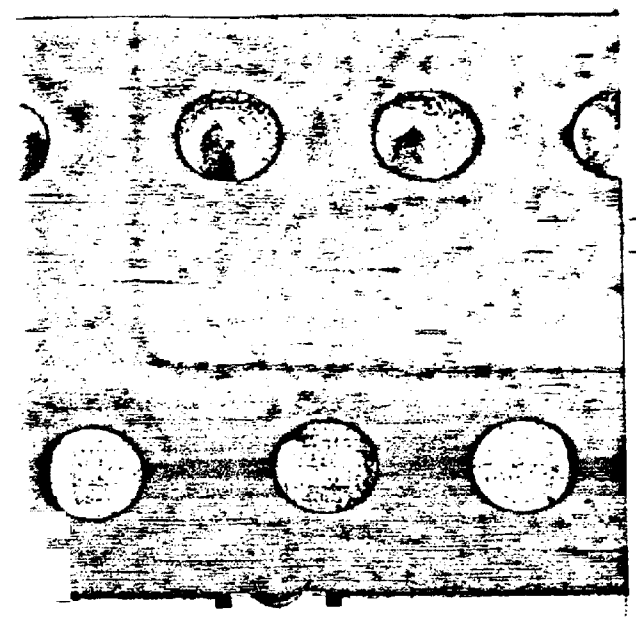
Charles P. Cron
NOTARY PUBLIC

My Commission Expires: March 27, 1999

96 NOV 25 PM 1:40
DAVIDSON COUNTY, TN

0249907
IDENTIF. ↑ REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10270 PG 25

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
115000.00
CON TX 425.50
PRFEE 1.00
WDEED 8.00
TOTAL 434.50
CHECK 434.50

11/25/96 01 13:42 0001 9037

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0249907
IDENTIF. ↑ REFERENCE

96 NOV 25 PM 1:40
REGISTER
DAVIDSON COUNTY, TN.

No. 1091728