Box 28-B

This instrument was prepared by:
Leroy J. Ellis, III, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201

BOOK 10280 PG 164

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCEL NO.
John Scott Carnes & **Myllisa B. Carnes** **350 Stewart's Ferry Pike** **Nashville, TN 37217**		**96-7-A** **15.00**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by John Scott Carnes and wife, Myllisa B. Carnes, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, John M. Kneisel and Rufus G. Harmon, Trustees as to an undivided one-half (1/2) interest, and Ronald H. Bice, Jr. and John M. Kneisel, Trustees under the will of Frank J. Kneisel, deceased, as to an undivided one-half (1/2) interest, have bargained and sold, and by these presents do transfer and convey unto the said John Scott Carnes and wife, Myllisa B. Carnes, the GRANTEE herein, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Attached Exhibit A, LEGAL DESCRIPTION. This is the same legal description as in the previous deed of record.

This is improved property, known as 350 Stewarts Ferry Pike, Nashville, TN 37217.

This conveyance is subject to all matters and things shown on attached Exhibit A, LEGAL DESCRIPTION.

Rufus G. Harmon and John M. Kneisel, Trustees, as grantees under said Quitclaim Deed of record in Book 7659, page 614, Register's Office for said County, acquired and now convey title as the named Trustees under that certain Irrevocable Trust Agreement dated February 10, 1988, by and between John M. Kneisel as Grantor and Rufus G. Harmon and John M. Kneisel as Trustees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns, forever. And I 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 SUCCESSORS, heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever 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 18 day of November, 1996.

Rufus G. Harmon
Trustee

Ronald H. Bice, Jr.
Trustee U/W Frank J. Kneisel, deceased

John M. Kneisel
Trustee

John M. Kneisel
Trustee U/W Frank J. Kneisel, deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $57,000.00.

Sworn to and subscribed before me this 20th day of November, 1996.

NOTARY PUBLIC

LEROY J. ELLIS, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: May 28, 2000

#96-11-0002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret A. Powers, a Notary Public in and for said County and State, the within named John M. Kneisel, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument as Trustee, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of November, 1996.

Margaret A. Powers
NOTARY PUBLIC

My Commission Expires: 1/25/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret A. Powers, a Notary Public in and for said County and State, the within named John M. Kneisel, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument as Trustee under the will of Frank J. Kneisel, deceased, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of November, 1996.

Margaret A. Powers
NOTARY PUBLIC

My Commission Expires: 1/25/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rufus G. Harmon Ronald H. Bice, Jr., a Notary Public in and for said County and State, the within named Rufus G. Harmon, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument as Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee this 18th day of November, 1996.

Ronald H. Bice
NOTARY PUBLIC

My Commission Expires: 1-24-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Margaret A. Powers, a Notary Public in and for said County and State, the within named Ronald H. Bice, Jr., the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument as Trustee under the will of Frank J. Kneisel, deceased, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of November, 1996.

Margaret A. Powers
NOTARY PUBLIC

My Commission Expires: 1/25/97

EXHIBIT A LEGAL DESCRIPTION

A Certain Condominium apartment in Davidson County, Tennessee, being Lot No. 4, Unit No. 2, on the Plan of Bianca Square Condominiums, of record in Book 5800, Page 101, as amended in Book 5200, Page 661, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said unit.

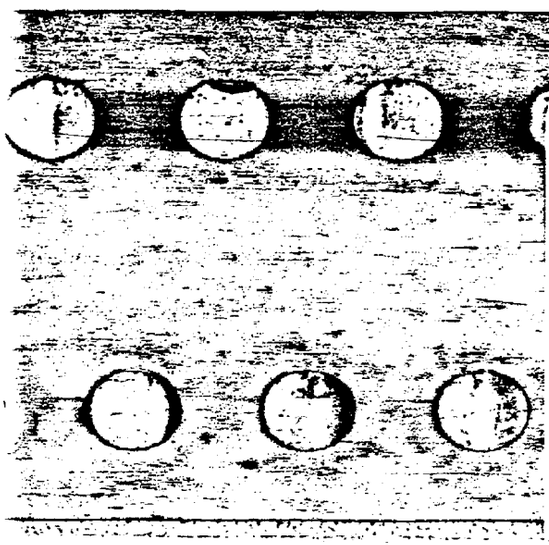
BEING the same property conveyed to John M. Kneisel and Frank J. Kneisel by deed dated December 27, 1984 from L. Allen Dixon and Arthur C. Coble, Jr. of record in Book 6463, Page 843, Register's Office for said County. John M. Kneisel's undivided interest was subsequently conveyed to Rufus G. Harmon and John M. Kneisel, Trustees by Quitclaim Deed dated February 10, 1988 from John M. Kneisel and wife, Anne Kneisel of record in Book 7659, Page 614, Register's Office for said County. Frank J. Kneisel died on January 29, 1988 and devised his undivided interest to Ronald H. Bice, Jr. and John M. Kneisel, Trustees under the will of Frank J. Kneisel, deceased, of record in Will Book 161, Page 873, Probate Court of Davidson County, Tennessee.

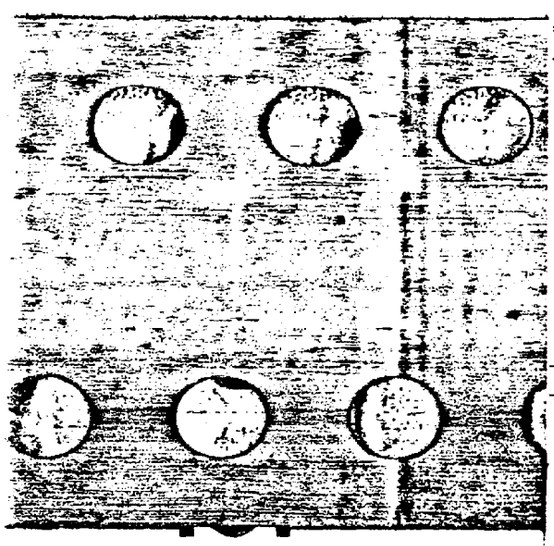
CONVEYANCE of such property is made expressly subject to the following:
(1) The Plan of record in Book 5800, Page 101, as amended in Book 5200, Page 661, said Register's Office, shows an Owners certificate, and certain easements and setback lines.
(2) The premises herein is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirments thereof; and is subject to the By-laws for the administration thereof; also subject to easemetns, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, liens, assessments and other undertakings contained in the Master Deed and By Laws as of Record in Book 6162, page 195, and Book 6162, Page 211, as amended in Book 6165, Page 566, and Book 6225, Page 906, said Registers' Office.

0252576
IDENTIF. ↑ REFERENCE

96 DEC -4 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1947 12/04 0101 03CHECK 223.90





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

RECEIVED OF _____

FOR _____

BOOK 10280 PG 167

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 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 12.00
TOTAL 223.90
CHECK 223.90

12/04/96 01 13:29 0001 1947

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252576
IDENTIF. ↑ REFERENCE

96 DEC -4 PM 1:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094607