[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Alan T. Kirby and wife,	[Columbia National]	]
[Wyndee L. Kirby	[Incorporated]	Map 162-06-0]
[191 Townes Drive	[P.O. Box 3050]	Parcel 286.00]
[Nashville, TN 37211	[Columbia, MD 21045-]	]
[	[6050]	]
[This instrument prepared by: Robert J. Notestine III, Attorney]		
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]		
[		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Joyce D. McClaran, Single (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Alan T. Kirby and wife, Wyndee L. Kirby (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Valley Green of record in Book 4460, Page 97, Register's Office for said County.

SAID Lot No. 58 fronts 101.13 feet on the southerly margin of Townes Drive and extends back 132.50 feet on the easterly line and 128.05 feet on the westerly line to a dead line in the rear, measuring 66.0 feet thereon.

Being the same property conveyed to Joyce D. McClaran, Single by Warranty Deed from O'Henry W. Glock and wife, Wilma Dean Glock of record in Book 5239, Page 131, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 191 Townes Drive, Nashville, Tennessee 37211.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $94,000.00.]
[Alan T. Kirby]
[Affiant]
[Subscribed and sworn to before me this]
[26th day of November, 1996.]
[ ]
[Notary Public]
[My Commission Expires 1-24-98]
[ ]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of October, 1996.

JOYCE D. MCCLARAN

2176 12/05 0101 03CHECK 356.80

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 **Joyce D. McClaran,** 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.

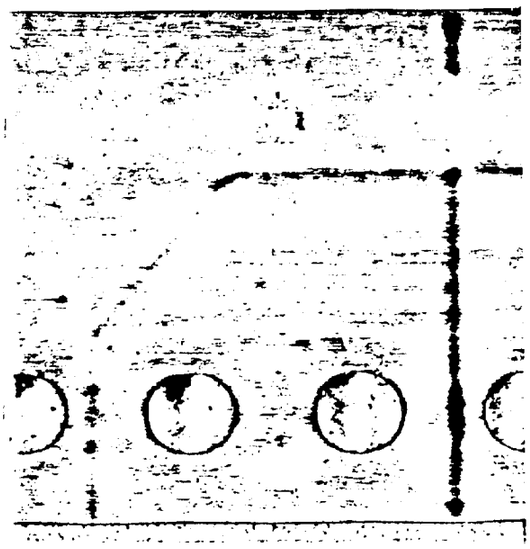
WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of November, 1996.

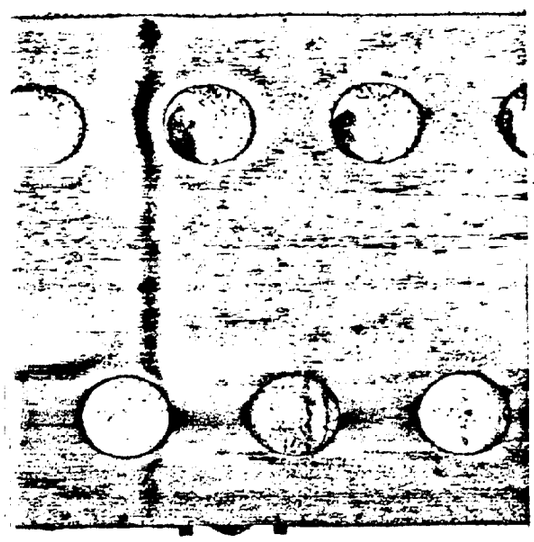
NOTARY PUBLIC

My Commission Expires: 1-24-98

0252790
IDENTIF. # REFERENCE

96 DEC -5 AM 8:10
REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10281 PG 5

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	94000.00
			CON TX	347.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	356.80
			CHECK	356.80
12/05/96	01		08:10 0001	2176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252790 IDENTIF. ↑ REFERENCE

96 DEC -5 AM 8:10

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094833