WARRANTY DEED

BOOK 10285 PG 75

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,900.00

Clifton A. Floyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF December 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLIFTON A. FLOYD (NAME)	COLUMBIA NATIONAL, INCORPORATED (NAME)	81-7-99
2009 12TH AVENUE NORTH (ADDRESS)	P. O. BOX 3050 (ADDRESS)	02W-21995
NASHVILLE, TN 37208 (CITY) (STATE) (ZIP)	COLUMBIA, MD 21045-6050 (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, ESTATE OF WILLIAM ALEXANDER STUART

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLIFTON A. FLOYD, AN UNMARRIED 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 "A", on the Plan of RE-SUBDIVISION OF LOTS 5 AND 6, IRA CRANDALLS SUBDIVISION OF LOTS 4 AND 15, BUENA VISTA, of record in Book 4460, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to WILLIAM A. STUART AND WIFE, WILLIE MAE STUART, by deed from Sue T. Carr, A Widow, of record in Book 4151, page 219, Register's Office for DAVIDSON County, Tennessee. SAID WILLIAM A. STUART AND WIFE, WILLIE MAE STUART conveyed to JAMES FUQUA AND WIFE, ELLA CORENA FUQUA a life estate by Quitclaim Life Estate Conveyance of record in Book 5398, page 778 and by Deed of Correction to Life Estate Conveyance of record in Book 5425, page 287. JAMES FUQUA AND WIFE, ELLA CORENA FUQUA are both now deceased. The said WILLIE MAE STUART predeceased WILLIAM A. STUART. Pursuant to an Agreed Order in the Estate of William Alexander Stuart, Nick Stuart, Jr. as Administrator was authorized and impowered to convey said property.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

*** CONTINUED ***

This is improved (X) property, known as 2009 12TH AVENUE NORTH, NASHVILLE, TN 37208 (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved ( )

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 my hand this 6th day of December, 19 96

ESTATE OF WILLIAM ALEXANDER STUART
By: Nick Stuart Jr.
NICK STUART, JR., ADMINISTRATOR

96 DEC -9 PM 1:42
DAVIDSON COUNTY, TN
REGISTER

025412
IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared NICK STUART, JR. and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the ADMINISTRATOR and _____ respectively of the ESTATE OF WILLIAM ALEXANDER the within named bargainor, and corporation, and that he as such ADMINISTRATOR 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 NICK STUART, JR. as such ADMINISTRATOR, and attesting the same by the said _____ as such _____.

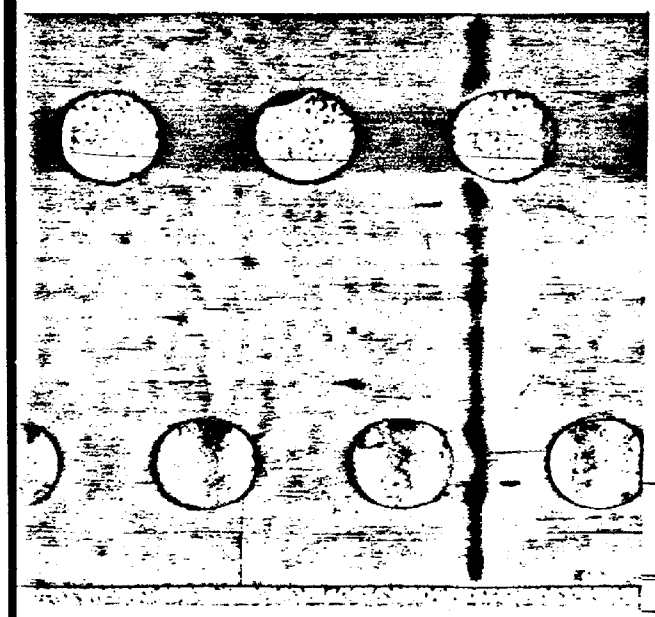
Witness my hand and official seal at office at NASHVILLE, TN on this the 6th day of December 1996.

My commission expires July 26, 1997

I. DYKE TATUM Notary Public

SOURCE OF DESCRIPTION: Survey dated December 4, 1996, made by:
Ernest Medlin, License No. 283
THE EDGE GROUP
P. O. Box 3447
Brentwood, TN 37024

3695 12/09 0101 03CHECK 152.93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10285 PG 77

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

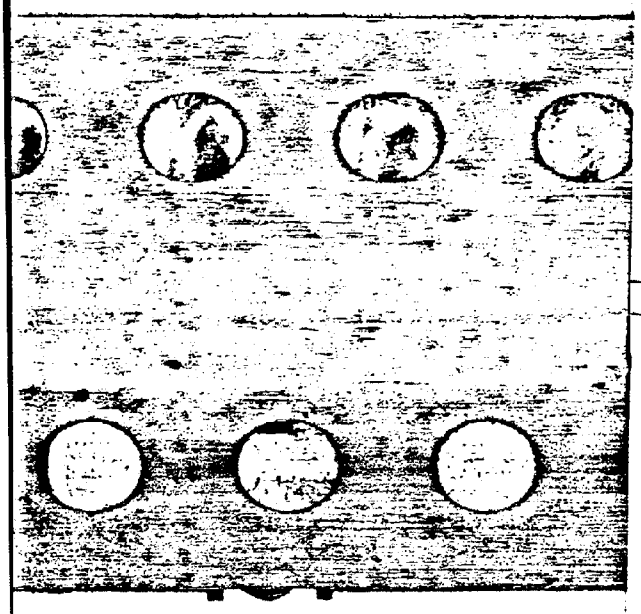
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 38900.00
CON TX 143.93
PRFEE 1.00
WDEED 8.00
TOTAL 152.93
CHECK 152.93

12/09/96 01 13:42 0001 3695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0254122
IDENTIF. # REFERENCE

96 DEC -9 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1096335