	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00 Fred M. Porter Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 1996. Notary Public MY COMMISSION EXPIRES: November 27, 1999. (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cohen & Cohen Attorneys At Law, 4908 Charlotte Avenue, Nashville, TN. 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred M. Porter	SAME	115-4-5
(NAME) 713 Richfield Drive	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **LENA C. DRUMM, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRED M. PORTER, AN UNMARRIED MAN** , 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 No. 171 on the Plan of Brook Meade Subdivision, Section 5, as of record in Book 2133, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 171 fronts 129 feet on the westerly side of Richfield Drive and runs back 355.3 feet on the north line and 317 feet on the south line to a dead line in the rear, measuring 133 feet thereon.

Being the same property conveyed to Lena C. Drumm, unmarried, by deed from Emil F. Peceny and wife, Alice S. Peceny, of record in Book 4506, page 602, Register's Office for Davidson County, Tennessee.

0254925
IDENTIF. & REFERENCE

96 DEC 11 PM 2:23
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

unimproved ( )
This is improved(X) property, known as 713 Richfield Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 11th day of December, 1996.

Lena C. Drumm

STATE OF TENNESSEE

COUNTY OF DAVIDSON

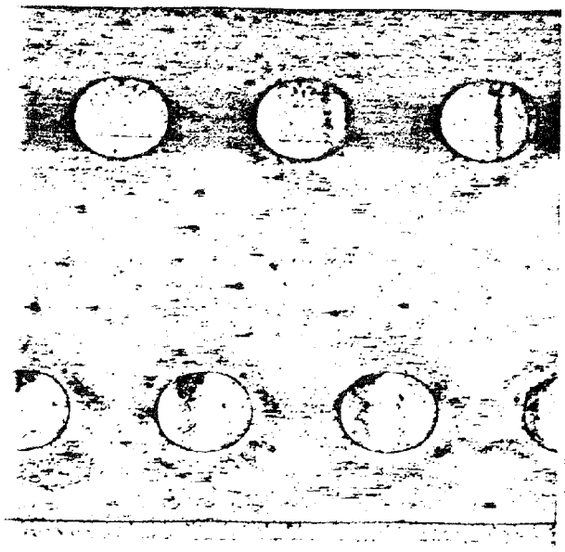
Personally appeared before me, Deborah J. Cohen, a Notary Public in and for said County and State, the within named Lena C. Drumm, an unmarried woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

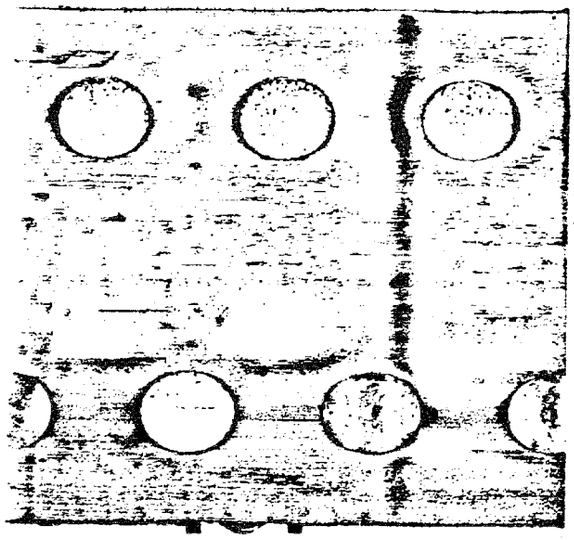
Witness my hand and official seal at Nashville , Tennessee this 11th day of December, 1996

Commission expires:November 27, 1999

Deborah J. Cohen : Notary Public

4605 12/11 0101 03CHECK 305.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10287 PG 541

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 305.00
				CHECK 305.00
12/11/96	01			14:23 0001 4605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254925

IDENTIF. & REFERENCE

96 DEC 11 PM 2:03

FELIX Z. WILSON, II
DAVIDSON COUNTY REGISTER

No. 1097236