BOX 19B
96-12-28-B

BOOK 10291 PG 679

96 DEC 16 PM 2:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02562 11

THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

WARRANTY DEED

Name and Address of New Owner:
Jay B. McComb and wife, Kim M. McComb
7441 Somerset Place
Nashville, Tennessee 37221

Send Tax Bills To:
Suntrust Bank, Nashville, N. A.
P. O. Box 305110, 7th Floor
Nashville, TN 37230-5110

Street Address of Subject Property:	Map-Parcel No:
7441 Somerset Place	Map 141-15-D
Nashville, Tennessee 37221	Parcel 73.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRAD A. BERLIN AND WIFE, LESLIE L. BERLIN,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JAY B. MCCOMB AND WIFE, KIM M. MCCOMB,** hereinafter called **"GRANTEES,"** their 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. 73 on the Plan of the Resubdivision of Lots 67 thru 73, 121 thru 127 and a portion of open space, Phase II, "Sheffield" on the Harpeth, of record in Book 6900, page 985, Register's Office for Davidson County, Tennessee.

Said Lot No. 73, which is a corner lot, front 106.24 feet on the southerly margin of Somerset Place and fronts 79.05 feet on the easterly margin of River Fork Drive, said frontages being joined by a curve having a length of 36.64 feet and extends back 77.36 feet on the southerly line and 130.81 feet on the easterly line to a point of intersection.

Being the same property conveyed to Brad A. Berlin and wife, Leslie L. Berlin by deed from Phillips Builders, Inc. of record in Book 8437, page 304, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 1997 Metropolitan Davidson County taxes;

2. All matters shown on the Plan of record in Book 6900, page 985, Register's Office for Davidson County, Tennessee;

3. Restrictive Covenants of record in Book 6925, page 900, Book 7145, page 954, Book 8276, page 238, as amended in Book 8505, page 598, Book 8747, page 97, and further amended in Book 9313, page 806, said Register's Office.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 16th day of December, 1996.

BRAD A. BERLIN

LESLIE L. BERLIN

6108 12/16 0101 03CHECK 834.03

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

On this 16th day of December, 1996, before me personally appeared Brad A. Berlin and wife, Leslie L. Berlin, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value whichever is greater, for this transfer is $221,900.00.

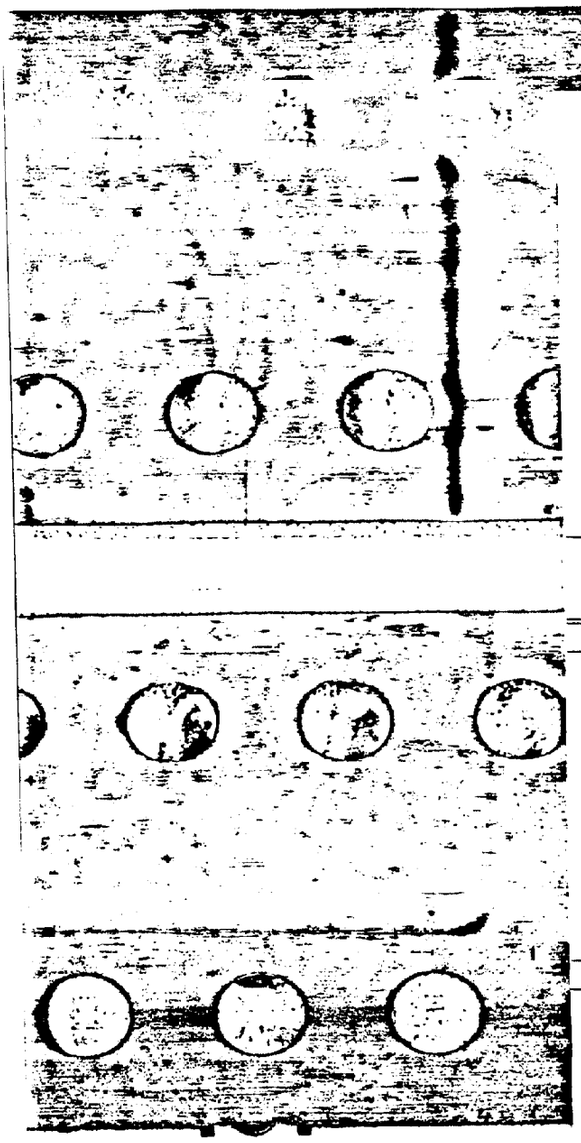
Affiant

Subscribed and sworn to before me, this the 16th day of December, 1996.

NOTARY PUBLIC

My commission expires:_____

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
May 24, 1997
STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 10291 PG 682

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 221900.00
CON TX 821.03
PRFEE 1.00
WDEED 12.00
TOTAL 834.03
CHECK 834.03

12/16/96 01 14:07 0001 6108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256211
IDENTIF. ↑ REFERENCE

96 DEC 16 PM 2:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098720