FILE BOX 11

BOOK 10298 PG 430

This Instrument Prepared By:
Bridgehouse Title Company
William S. Carman, Sr., Attorney
109 Holiday Court, Suite C-5
Franklin, Tennessee 37064

ADDRESS NEW OWNERS:
Beth A. Dunn
701 South 16th Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Same

MAP AND PARCEL:
094-01-0/446.00
Field Bk. No.
23W 15060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $57,000.00

Beth A. Dunn
Affiant

Sworn to and subscribed before me
this 12th day of December 1996.

Notary Public

My Commission Expires: 7/24/99

95 DEC 19 PM 3:46
DAVIDSON COUNTY, TN.

0257560
IDENTIFICATION REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **HART APPRAISAL SERVICES, INC.,** hereinafter called the **GRANTOR**, has bargained and sold and by these presents does transfer and convey unto **BETH A. DUNN**, hereinafter called the **GRANTEE,** her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 160 on the Plan of Shelby Village, No. Three (Section 3), as of record in Plat Book 2083, Page 6, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Hart Appraisal Services, Inc. by Deed from Estate of Judy Lee Brewer by: Glynda Faye Brewer, Administratrix, Linda Kay Brewer Tippit, John A. Brewer, Jr., Brandi Leigh Brewer by John A. Brewer, Jr., Guardian Ad Litem of record in Book 10172, page 371, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, her heirs and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that it 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 follows:

1. All matters appearing on the Plan of record in Book 2083, page 6, Register's Office for Davidson County, Tennessee.

And **GRANTOR** does further covenant and bind, itself, its successors and assigns, to warrant and forever defend the title to said land to the said **GRANTEE**, her heirs and assigns against the lawful claims of all persons whomsoever.

This improved property is known as 701 South 16th Street, Nashville, Tennessee 37206.

IN WITNESS WHEREOF, Grantor has set his hand on the date set forth hereinbelow.

HART APPRAISAL SERVICES, INC.

12-12-96
DATE

BY: _____
Gary Hart, President

7621 12/19 0101 03CHECK 219.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public with in and for the State and County aforesaid, personally appeared Gary Hart with whom I am personally acquainted and who upon his right(s) acknowleged himself to be the President of the within named bargainor, and corporation, and that he as such President for hart Appraisal Services, Inc. being authorized so to do, executed the foregoing instrument for the purposes therein constituted by signing the name of the corporation, by the said Gary Hart as President of Hart Appraisal Services, Inc.

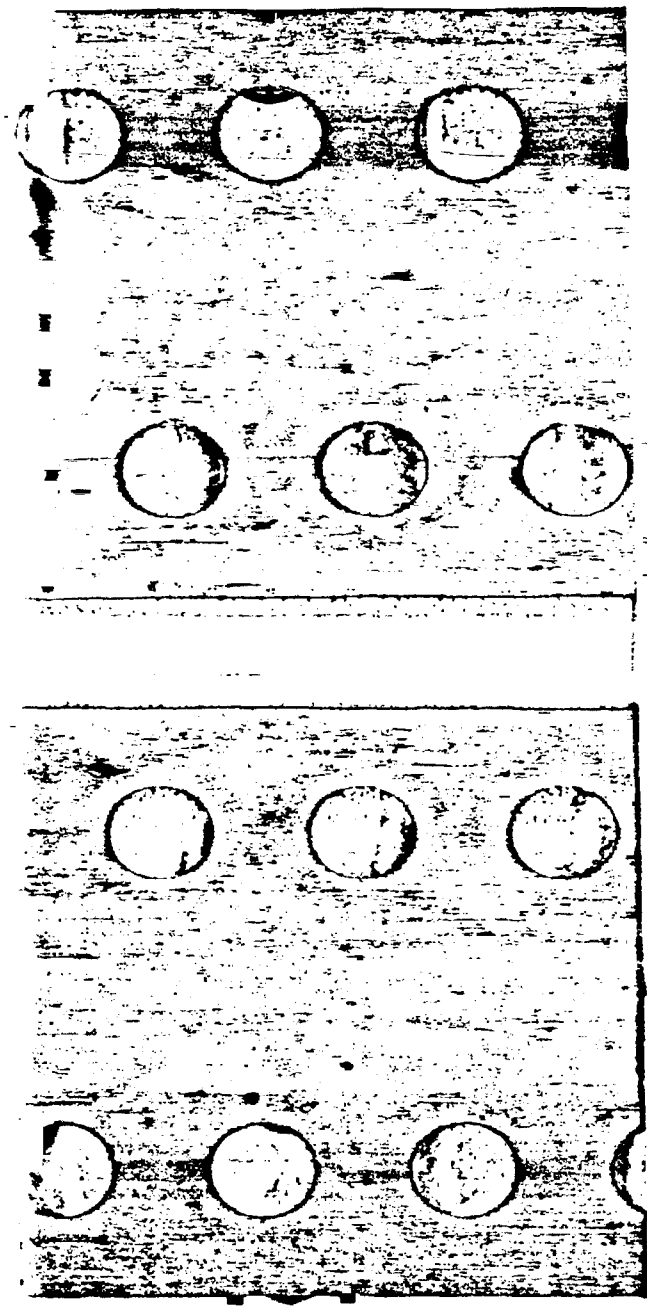
Witness my hand and official seal, at Nashville, Tennessee, this 12th day of December, 1996.

_____
Notary Public

WILLIAM S. CARMAN NOTARY PUBLIC WILLIAMSON CO. TENN.

My Commission Expires:

1-26-98



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10296 PG 432

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 8.00
TOTAL 219.90
CHECK 219.90

12/19/96 01 15:48 0001 7621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257560
IDENTIF. & REFERENCE

96 DEC 19 PM 3:46

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1100209