Box 17

BOOK 10302 PG 219

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd. DAY OF December 19 96

NOTARY PUBLIC AT

Notary Public

MY COMMISSION EXPIRES 4/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. Kahre (NAME)	Pacific Southwest Bank (NAME)	MAP 155-8-C
512 Autumnwood Court (ADDRESS)	4144 N. Central Expwy, Suite 160 (ADDRESS)	PARCEL 29CO
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75204 (CITY) (STATE) (ZIP)	9D 80275

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, Michael L. Cole and wife, Rachel G. Benedetti Cole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard B. Kahre

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. 29 on the Plan of Poplar Creek, Phase II, of record in Book 6900, page 339 through 347, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael L. Cole and wife, Rachel G. Benedetti Cole by deed from J. Davis Builders, Inc. of record in Book 8852, page 619, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6747, page 346; Book 6486, page 587; Book 6662, page 433; Book 6987, page 966; Book 7270, page 648; and Book 7964, page 33, said Register's Office.

This conveyance is subject to any and all existing easements of record.

The legal description is the same as the previous deed of record.

9595 12/27 0101 03CHECK 597.30

unimproved ( )
This is improved (X) property, known as 512 Autumnwood Court, Nashville, TN 37221
(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 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 our hand s this 23rd day of December 19 96

Michael L. Cole

Michael L. Cole

Rachel G. Benedetti Cole

Rachel G. Benedetti Cole

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 Michael L. Cole and wife, Rachel G. Benedetti Cole

the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December 19 96.

Commission expires 11/22/97

Laura A. Bleasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

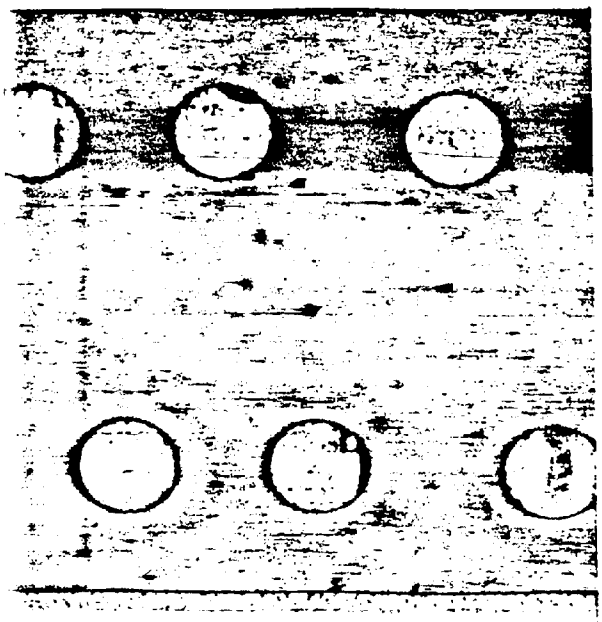
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

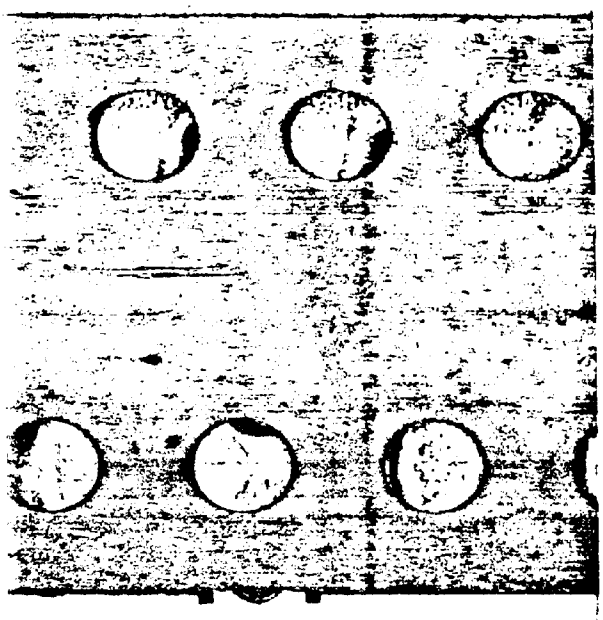
My commission expires _____

_____
Notary Public

0259310
IDENTIF. ↑ REFERENCE

96 DEC 27 AM 11:45
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10302 PG 221

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
159000.00
CON TX 588.30
PRFEE 1.00
WDEED 8.00
TOTAL 597.30
CHECK 597.30

12/27/96 01 11:45 0001 9595

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259310
IDENTIF. ↑ REFERENCE

96 DEC 27 AM 11:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1102156