0260344

BOOK 10306 PG 162 IDENTIF. & REFERENCE

96 DEC 31 PM 1:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of December, 1996, by and between THE URSULA M. MITCHELL REVOCABLE TRUST DATED AUGUST 21, 1989, Grantor, and CAROL A. KUZMA, A MARRIED WOMAN, Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, THE URSULA M. MITCHELL REVOCABLE TRUST DATED AUGUST 21, 1989, herein referred to as Grantor, has this day bargained, sold and does hereby transfer and convey unto the said CAROL A. KUZMA, A MARRIED WOMAN, herein referred to as Grantee, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is _____improved property known as 425-427 CEDAR VALLEY DRIVE, NASHVILLE, TN 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, their successors and assigns forever. The Grantor does covenant and agree with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds, themselves its heirs and representatives, to warrant forever defend the title to said Grantee, his/her successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

THE URSULA M. MITCHELL REVOCABLE TRUST
DATED AUGUST 21, 1989

Ursula M. Mitchell, Trustee, by her attorney in fact,
URSULA M. MITCHELL
Signature of Seller
Att'y M. Mitchell

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **31st** day of **December, 1996** before me personally appeared **CHRISTINA M. M. RIBBONS**, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **URSULA M. MITCHELL, TRUSTEE OF THE URSULA M. MITCHELL REVOCABLE TRUST DATED AUGUST 21, 1989**, and acknowledged that he/she executed the same as the free act and deed of said **CHRISTINA M. M. RIBBONS**.

Witness my hand, at office, this **31st** day of **December, 1996.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

Name and Address of Property Owner:

CAROL A. KUZMA
2295 TOWNES DRIVE
NASHVILLE, TN 37211

Property Address:

425-427 CEDAR VALLEY DRIVE
NASHVILLE, TN 37211

Person Responsible for Taxes:

TUCKER FEDERAL BANK D/B/A PRIME LENDING
P.O. BOX 211788
AUGUSTA, GA 30917-1788

Parcel #: MAP 162-13, PARCEL 28

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$74,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **December, 1996.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Revised Section One Cedarwood Estates, Book 4675, page 62, Register's Office for said County.

Said Lot No. 27 fronts 102.54 feet on the southerly margin of Cedar Valley Drive and extends back 153.16 feet on the easterly line and 154.06 feet on the westerly line to a dead line in rear, measuring 89.37 feet thereon.

BEING the same property conveyed to THE URSULA M. MITCHELL REVOCABLE TRUST DATED AUGUST 21, 1989, by Quitclaim Deed from MUSTAFA AND RAHILA DURANI ET AL, of record in Book 10047, page 171, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

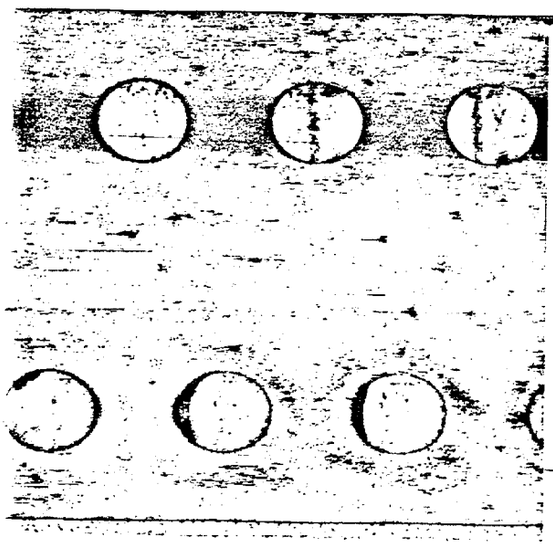
1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 162-13, PARCEL 28).

2. All matters set forth on the Plan of record in Book 4675, page 62, Register's Office for Davidson County, Tennessee, which plan includes a 30-foot minimum building setback line from Cedar Valley Drive and a 10-foot easement for public utility purposes along the southern line of said lot.

3. Restrictive Covenants recorded in Deed Book 4753, Page 683, Register's Office for DAVIDSON County, Tennessee.

4. Joint Driveway Easement of record in Book 5999, page 484, Register's Office for DAVIDSON County, Tennessee.

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

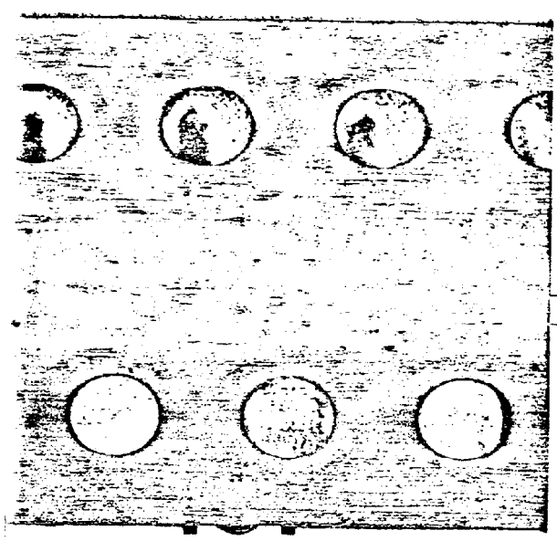
RECEIVED OF _____

FOR _____

BOOK 10306 PG 165

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 74500.00
				CON TX 275.65
				PRFEE 1.00
				WDEED 12.00
				TOTAL 288.65
				CHECK 288.65
12/31/96	01			13:21 0001 0767



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260344
IDENTIF. & REFERENCE

96 DEC 31 PM 1:19

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1103319