[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Rebecca A. Javins	First Republic Mortgage Corporation	MAP and PARCEL
[1022 Rachels Square Drive	Attn: Tax Dept.	75-11-176
[Hermitage, TN 37076	3212 West End Avenue Ste 500	
	Nashville, TN 37203	

[This instrument prepared by: Cindy S. Smith, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **S. Lynnette Barton, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Rebecca A. Javins, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot Number 98-A on the Plan of Colony Downs (formerly Zone Lot Division, Lots 80 thru 101 & Lots 103 thru 107, Rachel's Square - Sec. Two), of record in Plat Book 5200 at Page 623 thru 625 and Plat Book 6050, Page 123 as amended in Book 6250, Page 538 thru 543 and amended to change the name to Colony Downs by amendment of record in Book 8030, Page 757, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to S. Lynnette Barton, a single person, by deed from Shirley K. Varden Ruppert, formerly Shirley K. Varden, married, of record in Book 9307, Page 375, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1022 Rachels Square Drive, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being made at closing; 2) The Plan of Record in Book 5200, Pages 623,624 and 625, as resubdivided in Book 6050, Page 123 Lots 97 & 98 and Amendments and Revisions in Book 6250, Page 538-543, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6455, Page 135, and in Book 6619, Page 777, said Register's office; 4) Name change to Colony Downs of record in Book 8030, Page 757, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $69,500.00
[
[Affiant
[Subscribed and sworn before me this 30th day of December, 1996.
[
[My Commission Expires: 5/23/98 Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **December, 1996.**

S. Lynnette Barton

S. Lynnette Barton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **S. Lynnette Barton, unmarried** , with whom I am personally acquainted, or who 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 **30th** day of **December, 1996.**

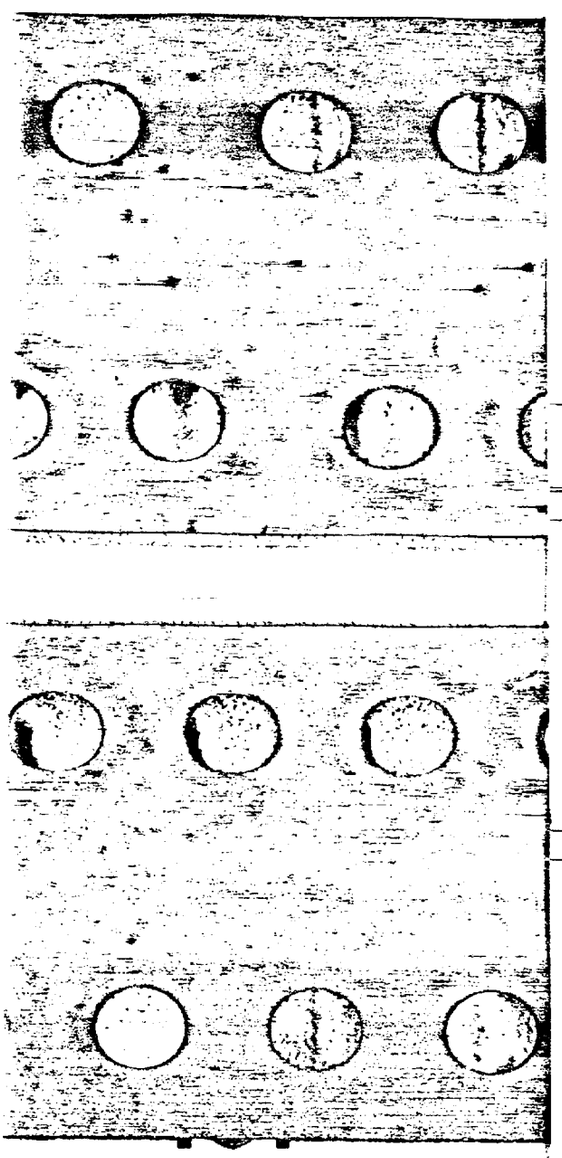
Notary Public
My Commission Expires:

File No. 9612C489

02610006
IDENTIF. & REFERENCE

97 JAN -2 PM 1:40
FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN.

1462 01/02 0101 03CHECK 266.15



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 732

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 69500.00
				CON TX 257.15
				PRFEE 1.00
				WDEED 8.00
				TOTAL 266.15
				CHECK 266.15
			01/02/97 01	13:41 0001 1462

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261006
IDENTIF. # REFERENCE

97 JAN -2 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1104009