This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BK/10310/PG591

ADDRESS NEW OWNER:
Laverne C. Koehn
1105 Elmshade Ct.
Nashville, Tennessee 37211

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:
MAP 172-3
GROUP A
PARCEL 75.00CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Westminster Homes, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Laverne C. Koehn, unmarried, hereinafter called the Grantee, her 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. 75 on the Plan of The Woodlands, Phase I, of record in Book 6900, pages 498 & 499, said Register's Office.
>
> Being the same property conveyed to Westminster Homes, Inc. by deed from Richter Dial Builders, Inc. of record in Book 9973, page 240, Register's Office for Davidson County, Tennessee.

This is improved property known as 1105 Elmshade Ct., Nashville, TN 37211.

This conveyance is made subject to real property taxes for 1997 and subsequent years, and all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Laverne C. Koehn, unmarried, her heirs and assigns, forever; and Westminster Homes, Inc., 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 unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand of a duly authorized officer this the 31st day of December, 1996.

BOOK 10310 PG 592

Westminster Homes, Inc.

By: _____
Robert A. Yeatman

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared Robert A. Yeatman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Westminster Homes, Inc., a corporation, and that he as such Vice President, executed the within Warranty Deed for the purposes therein stated.

Witness my hand and official seal this the 31st day of December, 1996.

_____
NOTARY PUBLIC

My Commission Expires: Mar. 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 161,900.00.

_____
AFFIANT

Subscribed and sworn to before me this 31st day of December, 1996.

_____
NOTARY PUBLIC

My Commission Expires: 9-24-97

02611489

IDENTIFICATION REFERENCE

97 JAN -3 PM 3:17

DAVIDSON COUNTY, TN.

2003 01/03 0101 03CHECK 608-03



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10310 PG 593

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	
				161900.00
			CON TX	599.03
			PRFEE	1.00
			WDEED	8.00
			TOTAL	608.03
			CHECK	608.03
01/03/97	01	15:19	0001	2003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02611489

IDENTIFICATION REFERENCE

97 JAN -3 PM 3:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1104548