File Box 9-B
First Title and Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10343 PG 678

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

#14399

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES A. KINGSBURY (NAME)	COLUMBIA NATIONAL, INC. (NAME)	103-3
4803 Wyoming Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3050 (STREET ADDRESS)	183
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Columbia, MD 21045-6050 (CITY) (STATE) (ZIP)	25W3235

FOR AND IN 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, LESTER RAY OSTRANDER AND WIFE, JOAN D. OSTRANDER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. KINGSBURY AND WIFE, KIMBERLY A. KINGSBURY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 2 Block 6 on a part of Sylvan Park, as of record in Plat Book 332, page 104, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lester Ray Ostrander and wife, Joan D. Ostrander by deed from Russell H. Nunnally and wife, Lori Munkeboe of record in Book 8482, page 256, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 332, page 104, said Register's Office.

97 FEB -7 AM 10:38

DAVIDSON COUNTY, TENN.

4322 02/07 0101 03CHECK 493.70

0271194

IDENTIFICATION REFERENCE

unimproved ( )
This is improved (XX property, known as 4803 Wyoming Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of February, 19 97

LESTER RAY OSTRANDER

Joan D. Ostrander
JOAN D. OSTRANDER

STATE OF TENNESSEE

BOOK 10343 PG 679

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LESTER RAY OSTRANDER AND WIFE, JOAN D. OSTRANDER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 3rd day of February 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained, and who further acknowledged that is the of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this day of , 19 .

My commission expires Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 131,000.00

James A Kingsbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February 19 97.

MY COMMISSION EXPIRES: 4/23/2000
(AFFIX SEAL)

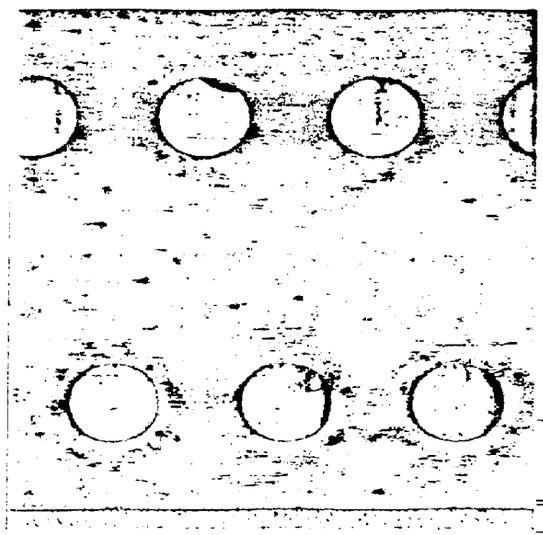
Notary Public

WARRANTY DEED

FROM LESTER RAY OSTRANDER AND WIFE, JOAN D. OSTRANDER

TO JAMES A. KINGSBURY AND WIFE, KIMBERLY A. KINGSBURY

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

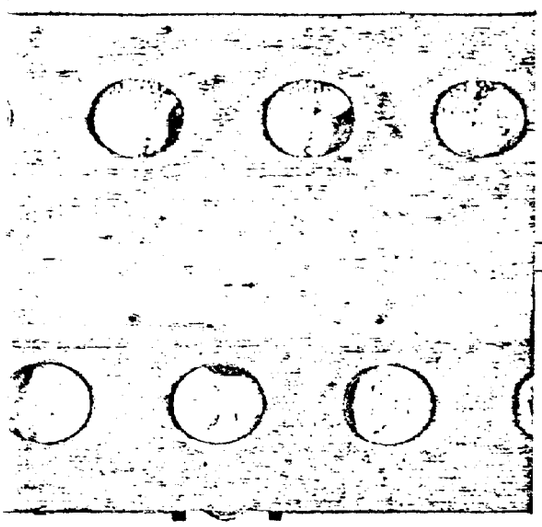
RECEIVED OF _____

FOR _____

BOOK 10343 PG 680

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 131000.00
CON TX 484.70
PRFEE 1.00
WDEED 8.00
TOTAL 493.70
CHECK 493.70

02/07/97 01 10:45 0001 4322

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271194
IDENTIF. & REFERENCE

97 FEB -7 AM 10:39

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1114815