PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

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W & I Ref: (cmw) Title No: 38564
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erick M. Hart Kathleen C. Kilgore-Hart 7434 Bridle Drive Nashville, TN 37221	Columbia National Incorporated P.O. Box 3050 M.S. D1-11 Columbia, MD 21045-6050

TAX MAP-PARCEL NUMBERS: 142-02-193 09D 06676

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 113000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Maurice Blumen, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erick M. Hart and spouse, Kathleen C. Kilgore-Hart,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 196 on the Plan of Cross Timbers, Section 4 of record in Plat Book 4175, Page 54, Register's Office for said County.

SAID Lot No. 196 fronts 85.0 feet on the northerly margin of Bridle Drive and extends back 169.78 feet on the easterly line and 160.60 feet on the westerly line to a dead line in the rear, measuring 85.49 feet thereon.

BEING the same property conveyed to David Maurice Blumen, a single person by deed from Barbara Ann Zats and Marvin Maskovitz of record in Book 9161, Page 396, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

M. Carol Blumen, the spouse of David Maurice Blumen, joins in this transaction solely to convey any marital interest she may have in subject property.

This is improved property, known as: 7434 Bridle Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of February, 1997.

David Maurice Blumen
David Maurice Blumen

M. Carol Blumen
M. Carol Blumen

State of Tennessee
County of Davidson

On this 26th day of February, 1997, before me the undersigned authority, personally appeared **David Maurice Blumen and M. Carol Blumen**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 113000.00

Erica M Hunt
Affiant

Sworn and subscribed before me on the 26th day of February, 1997.

My Commission Expires: _____

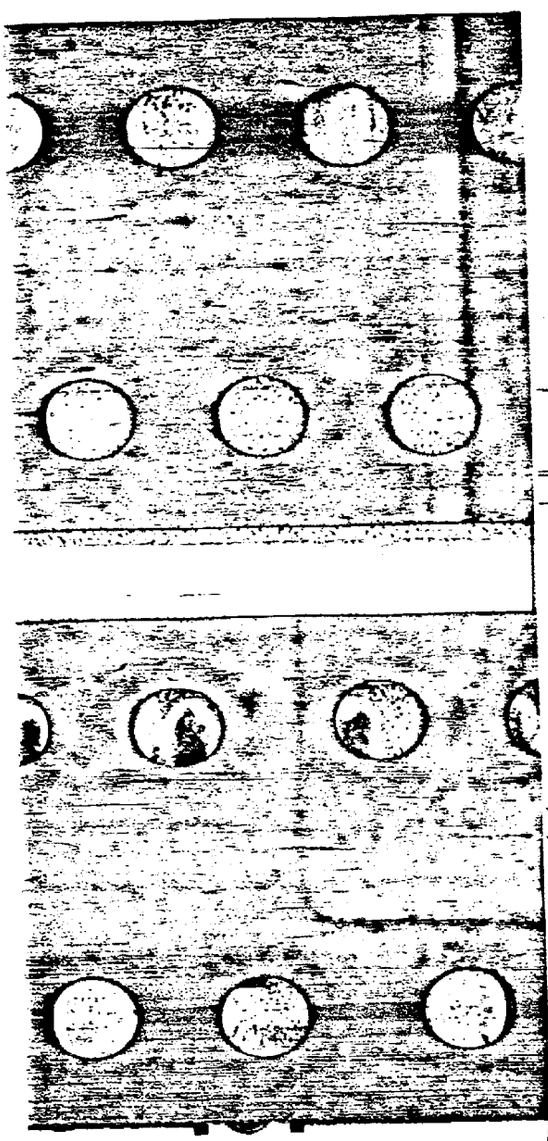
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Notary Public

0277208
IDENTIF. & REFERENCE

97 FEB 28 AM 9:25
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

0878 02/28 0101 03CHECK 427.10



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

RECEIVED OF _____

FOR _____

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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
113000.00
CON TX 418.10
PRFEE 1.00
WDEED 8.00
TOTAL 427.10
CHECK 427-10

02/28/97 01 09:28 0001 0878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277208
IDENTIF. ↑ REFERENCE

97 FEB 28 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121789