THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10363 PG 425

The actual consideration or value, whichever is greater, for this transfer is $ 85,900.00

Affiant

Subscribed and sworn to before me, this 25th day of February, 1997

Notary Public

My Commission Expires: 11.22.97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
PEDRO A. OLIVA 2001 Eastland Avenue Nashville, Tennessee 37216	COLUMBIA NATIONAL, INC. 7142 Columbia Gateway Drive Columbia, Maryland 21046	MAP 83-6 PARCEL 295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND NINE HUNDRED AND NO/100---------- ($ 85,900.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, WILLIAM F. JENNINGS AND WIFE, EDNA D. JENNINGS hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PEDRO A. OLIVA AND WIFE, ANNE F. OLIVA hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the west half of Lot No. 1 in H. B. Blue's Subdivision of the south part of Lot No. 2, Brownsville Addition, of record in Book 161, page 134, Register's Office for Davidosn County, Tennessee, to which plan reference is made for a more complete description.

BEING the same proprty conveyed to William F. Jennings and wife, Edna D. Jennings, by Quitclaim Deed from Gene W. Floyd, Trustee, of record in Book 9307, page 977, Register's Office for Davidson County, Tennessee.

97 FEB 28 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0277316

This is improved property known as 2001 Eastland Avenue, Nashville, Tennessee 37216

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

GRANTORs COVENANT___ with the said GRANTEEs that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of H.B. Blue's S/D of Pt Lt No. 2 Brownsville of record in Book 161, page 134, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 25th day of February, 19 97.

WILLIAM F. JENNINGS

EDNA D. JENNINGS

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named WILLIAM F. JENNINGS AND WIFE, EDNA D. JENNINGS, the bargainor s, with whom I am personally acquainted (or 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 this 25th day of February, 1997.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

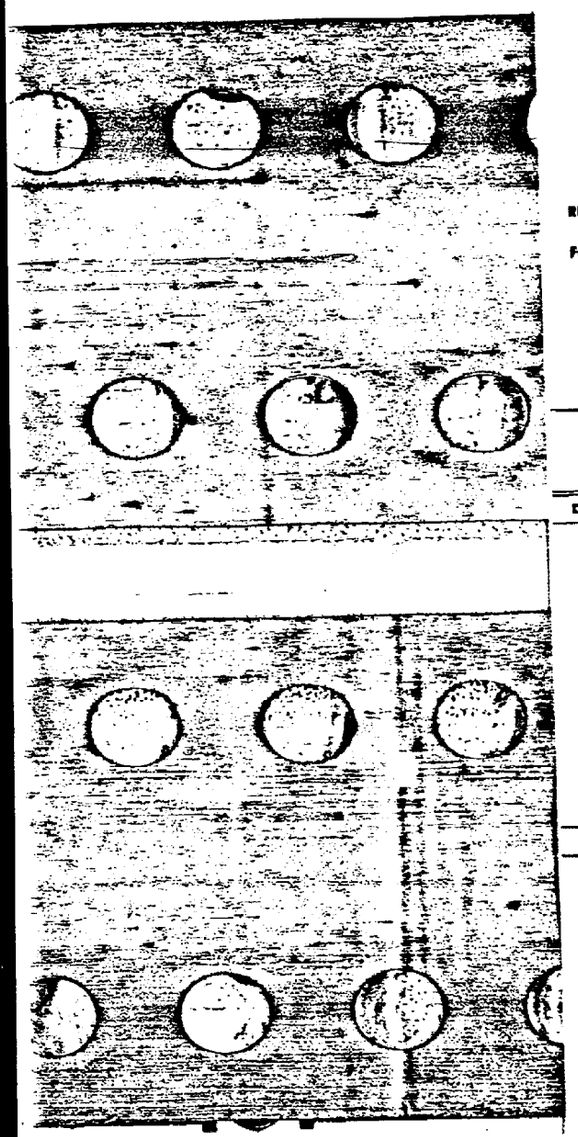
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0990 02/28 0101 03CHECK 326.83



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

RECEIVED OF _____

FOR _____

BOOK 10363 PG 427

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 85900.00	
			CON TX 317.83	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 326.83	
			CHECK 326.83	
02/28/97	01		10:27 0001 0990	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277316
IDENTIF. # REFERENCE

97 FEB 28 AM 10:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1121900