Box 17

BOOK 10383 PG 904

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Dale Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF March 19 97

Laurie A. Beasley
Notary Public

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale Ferguson	Columbia National, Incorporated	MAP 15-14
(NAME)	(NAME)	
7521 Piper Court	P.O. Box 905	PARCEL 34
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Columbia, MD 21044-0905	14D51330
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Deborah K. (Brown) Dunaway and husband, Lawrence Kemp Dunaway

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dale Ferguson and wife, Stephanie R. Ferguson

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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Joelton Heights, Section 2, as of record in Book 3700, page 85, Register's Office for said County.

Said Lot fronts 150 feet on the easterly side of Piper Court and extends back 352 feet on the southerly line and 450 feet on the northerly line to a dead line in the rear, which is a broken line and measures 237 feet thereon.

Being the same property conveyed to James A. Brown and wife, Deborah K. Brown by deed from Joe D. Hinkle, Brenda Sue Mitchell (now Hinkle) and Howard B. Mitchell of record in Book 5880, page 484, and to Deborah K. Brown by deed from James A. Brown pursuant to a divorce action of record in Book 7973, page 907, Register's Office for Davidson County, TN. The said Deborah K. Brown having since remarried and now being Deborah K. Dunaway. Lawrence Kemp Dunaway joins in this conveyance to convey any interest he may have as the husband of Deborah K. (Brown) Dunaway.

Subject to restrictions of record in Book 4053, page 221, said Register's Office.

This conveyance is subject to any and all existing easements of record.

CONTINUED

This is unimproved ( ) improved (X) property, known as 7521 Piper Court, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 14th day of March 19 97

Deborah K. (Brown) Dunaway

Lawrence Kemp Dunaway

BOOK 10383 PG 905

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 Deborah K. (Brown) Dunaway and husband, Lawrence Kemp Dunaway

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 at Nashville Tennessee, this 18th day of March 19 97.

Commission expires 11/22/98

NOTARY PUBLIC AT LARGE

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1997 are prorated and assumed by the Grantees herein.

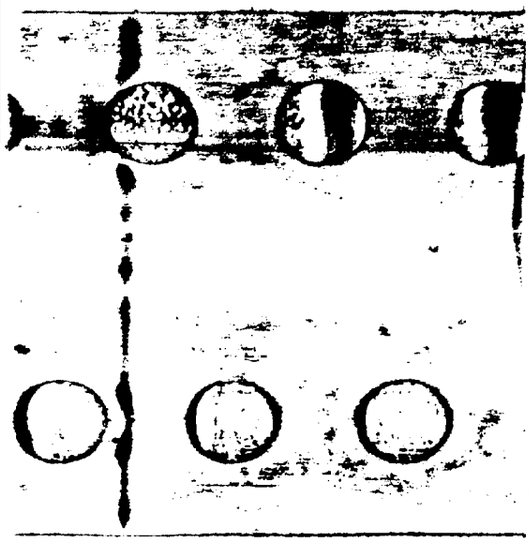
The legal description is the same as the previous deed of record.

8440 03/18 0101 03CHECK 373.47

028251
IDENTIFICATION

97 MAR 18 PM 2:12

DAVIDSON COUNTY, TN.



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

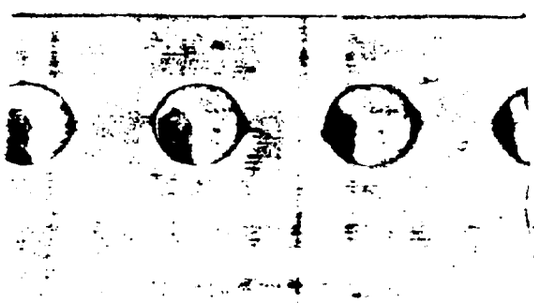
RECEIVED OF _____

FOR _____

BOOK 10383 PG 906

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

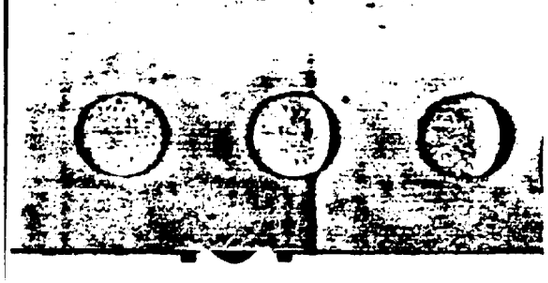
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	98500.00
CON TX	364.45
PRFEE	1.00
WDEED	8.00
TOTAL	373.45
CHECK	373.45

03/18/97 01 14:15 0001 8440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0284251
IDENTIFICATION REFERENCE

97 MAR 18 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128784