PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of February, 1997, by and between JOSEPH S. RAVENELL and CAROLYN R. RAVENELL, HUSBAND AND WIFE, Grantors, and JAMES F. BIHUN AND WIFE, ANITA B. BIHUN, _____, Grantee.

WITNESSETH: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, JOSEPH S. RAVENELL and CAROLYN R. RAVENELL, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said JAMES F. BIHUN AND WIFE, ANITA B. BIHUN, _____, herein referred to as Grantee, THEIR successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 713 VAUXHALL DRIVE, NASHVILLE, TN 37221.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, THEIR successors and assigns forever. The Grantors do covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind themselves, their successors, heirs and representatives, to warrant forever defend the title to said Grantee, _____ successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

Joseph S. Ravenell
JOSEPH S. RAVENELL, Signature of Seller

Carolyn R. Ravenell
CAROLYN R. RAVENELL
Signature of Seller

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 MAY 29 AM 10:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

4170 05/29 0101 03CHECK
790.00

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **JOSEPH S. RAVENELL and CAROLYN R. RAVENELL, HUSBAND AND WIFE**, the within named bargainors, 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, at office, this **15th** day of **February, 1997.**

Notary Public

My Commission Expires: 9/27/97

Name and Address of Property Owner:

Joseph and Carolyn Ravenell

Property Address:

713 VAUXHALL DRIVE
NASHVILLE, TN 37221

Person Responsible for Taxes:

Southeastern Mtg of Tenn, Inc
115 29th Ave, So
Nashville, Tn 37212

Parcel #: MAP 141-15-d, PARCEL 167CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Tennessee

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $ 210,000, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

James F. Gibson
Affiant

Sworn to and subscribed before me, a Notary Public, this ~~15th~~ 23rd day of ~~February~~ May, 1997.

Notary Public

My Commission Expires: 9/23/2000

JUDY S. WELLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires September 23, 2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TENNESSEE 37115

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 167 on the Plan of Phase III-D, "Sheffield" on the Harpeth, of record in Book 7900, page(s) 710 and 712, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

BEING the same property conveyed to JOSEPH S. RAVENELL and CAROLYN R. RAVENELL, HUSBAND AND WIFE, by Warranty Deed from PHILLIPS BUILDERS, INC., of record in Book 9637, page 221, and re-recorded in Book 9643, page 850, Register's Office for DAVIDSON County, Tennessee.

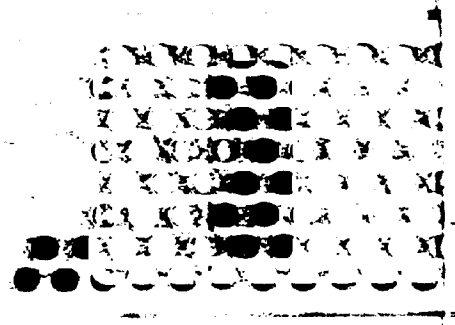
RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'B'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 141-15-d, PARCEL 167CO, 1535.63).

2. All matters set forth on the Plan of record in Book 7900, page 710 and 712, Register's Office for Davidson County, Tennessee, which plan includes a 10-foot public utility and drainage easement along the southeast lot line; a 15-foot public utility and drainge easement along the northwest lot line; a 20-foot minimum building setback line along the front and back lot lines and a 5-foot minimum building setback line along the sides of said lot.

3. Restrictive Covenants recorded in Deed Book 6925, Page 900, as amended in Book 7145, page 954, Book 8505, page 598, Book 8747, page 97 and Book 9313, page 806, Register's Office for DAVIDSON County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

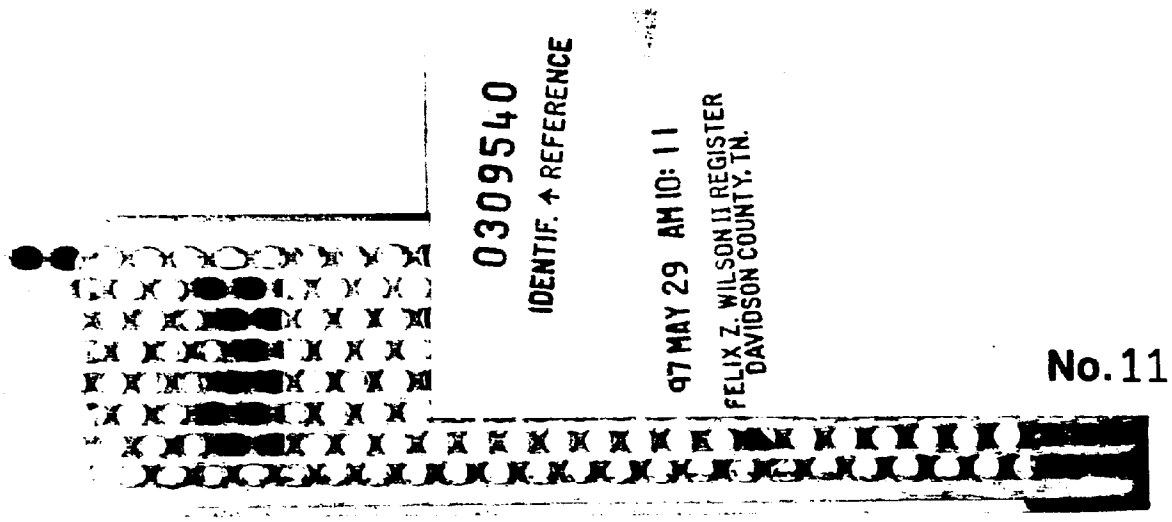
BOOK 10470 PG 335

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
210000.00
CON TX 777.00
PRFEE 1.00
WDEED 12.00
TOTAL 790.00
CHECK 790.00
05/29/97 01 10:17 0001 6170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0309540
IDENTIF. ↑ REFERENCE

97 MAY 29 AM 10: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1156138