This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10519 PG 227

ADDRESS NEW OWNER:
Kevin C. Karrels
2506 Barton Ave.
Nashville, Tennessee 37212

SEND TAX BILL TO:
Owner

MORTGAGEE:
First American National Bank
First American Center, NA7282
Nashville, TN 37237-7282

MAP **140-11**
GROUP
PARCEL **154**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Margaret Whitfield and husband, James E. Whitfield** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Kevin C. Karrels, unmarried**, hereinafter called the "GRANTEE", his 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. 41 of the Bransford Realty Co.'s Subdivision of the Edgar Jones Homeplace of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Margaret Whitfield and husband, James E. Whitfield by deed from Mary McLean Shepard, unmarried, of record in Book 10278, page 624, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 2506 Barton Ave., Nashville, Tennessee 37212.

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", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

1172 07/07 0101 03CHECK 1026.50

97 JUL -7 AM 8:53
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

03233316
IDENTIFICATION

WITNESS our hands this the 1st day of July, 1997.

Margaret Whitfield

Margaret Whitfield

James E. Whitfield

James E. Whitfield

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Margaret Whitfield and husband, James E. Whitfield**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1st day of July, 1997.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of July, 1997.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

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

RECEIVED OF _____

FOR _____

BOOK 10519 PG 229

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 275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 8.00
TOTAL 1026.50
CHECK 1026.50

07/07/97 01 08:51 0001 1172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03233 16
IDENTIFICATION REFERENCE

97 JUL -7 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1170737