Dav 35 283496

BOOK 10528 PG 497

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WARRANTY DEED

LORI FOLLEY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Comm. Expires Oct. 9, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 1997.

Notary Public

MY COMMISSION EXPIRES: October 9, 1999.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd D. Phelps	Columbia National, Incorporated	87-5A-100
(NAME)	(NAME)	
5800 Avalon Court	P.O. Box 3050	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Columbia,Maryland 21045-6050	
(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, **MICHAEL ROBERT CARTER AND WIFE LISA J. CARTER AND DONALD T. SCORZA** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD D. PHELPS AND WIFE CARLEEN M. PHELPS** 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. 128 on the Plan of Farmingham Woods, Phase II, Section 2, of record in Plat Book 7900, Page 424, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael Robert Carter and wife Lisa J. Carter by deed of record in Book 9367, Page 703, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Michael Robert Carter by Terry DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10528 Page 494, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Lisa J. Carter by Terry DeSelms as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10528 Page 495, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Donald T. Scorza by Terry DeSelms as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10528 Page 496 in the Register's Office for Davidson County, Tennessee.

This is improved (X) property, known as 5800 Avalon Court, Hermitage, TN 37076
(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 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 my/our hand(s) this 10th day of July, 1997.

Donald T. Scorza
by Terry DeSelms Attorney-In-Fact

Michael Robert Carter
by Terry DeSelms Attorney-In-Fact

Lisa J. Carter by Terry DeSelms Attorney -In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lori Holloway, a Notary Public in and for said County and State, the within named Michael Robert Carter and wife Lisa J. Carter and Donald T. Scorza, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch , Tennessee this 10th day of July, 1997

Commission expires: October 9, 1999

Lori Holloway Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7/10/97 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Michael Robert Carter and wife, Lisa J. Carter and Donald T. Scorza, and acknowledged he they executed the same as the free act and deed of the said Michael Robert Carter and wife, Lisa J. Carter and Donald T. Scorza, through Power of Attorney granted him, by the said Michael Robert Carter and wife, Lisa J. Carter and Donald T. Scorza.

Notary Public

Commission Expires:10/9/99

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD CO., TENN.
My Commission Expires Oct. 9, 1999

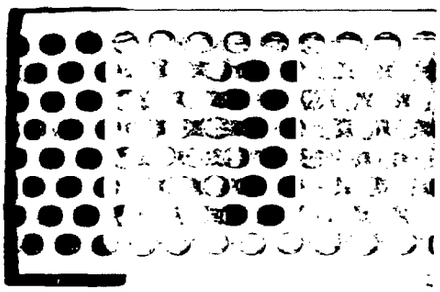
0326209
IDENTIFICATION REFERENCE

97 JUL 14 PM 2:42

DAVIDSON COUNTY, TN

4274 07/14 0101 03CHECK 412.50

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



RECEIVED OF _____

FOR _____

BOOK 10528 PG 499

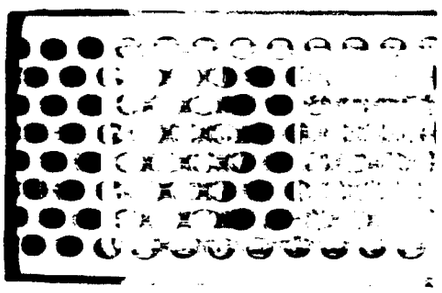
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
109000.00
CON TX 403.30
PRFEE 1.00
WDEED 8.00
TOTAL 412.30
CHECK 412.30

07/14/97 01 14:42 0001 4274

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0326209
IDENTIF. ↑ REFERENCE

97 JUL 14 PM 2:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1174011