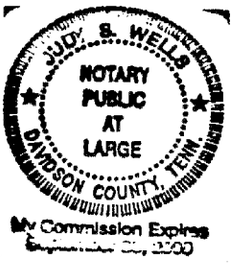
BOOK 10627 PG 65

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 19 97

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
First Guaranty Exchange Co. (NAME)	Columbia National, Inc. (NAME)	130-7-60
701 Lynnwood Blvd. (ADDRESS)	P. O. Box 3050 (ADDRESS)	BM-01790
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Columbia, MD 21045-6050 (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, Elizabeth G. Dingess, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~First Guaranty Exchange Co.~~ William B. Champlin and wife, Tamara Champlin

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. 178-A on the Plan of Resubdivision Parts of Royal Oaks, of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.
Said Lot No. 178-A which is a corner lot, fronts 171.6 feet on the southerly margin of Iroquois Place and fronts 223 feet 3 inches on the westerly margin of Lynnwood Boulevard, and extends back 223.6 feet on the westerly line and 138 feet 10 inches on the southerly line to a point of intersection.

Being the same property conveyed to David A. Dingess by deed from Florence B. Young and Margaret Y. Morrison of record in Book 7305, page 171, Register's Office for Davidson County, TN. By Quitclaim Deed of record in Book 8058, page 99, said register's office, the property was conveyed to David A. Dingess and Elizebeth G. Dingess, as tenants in common by the entirety. By Quitclaim Deed of record in Book 9858, page 534, said register's office, David A. Dingess conveyed his interest in the subject property to Elizabeth G. Dingess.

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantee; Plan of record in Book 974, pages 4 and 5; all in the Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 701 Lynnwood Blvd., Nashville, TN 37205
(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 my hand this 22nd day of September 19 97

Elizabeth G. Dingess

Elizabeth G. Dingess

David A. Dingess

David A. Dingess

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 Elizabeth G. Dingess, and husband, David A. Dingess

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of September 19 97.

Commission expires 9/23/2000

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

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

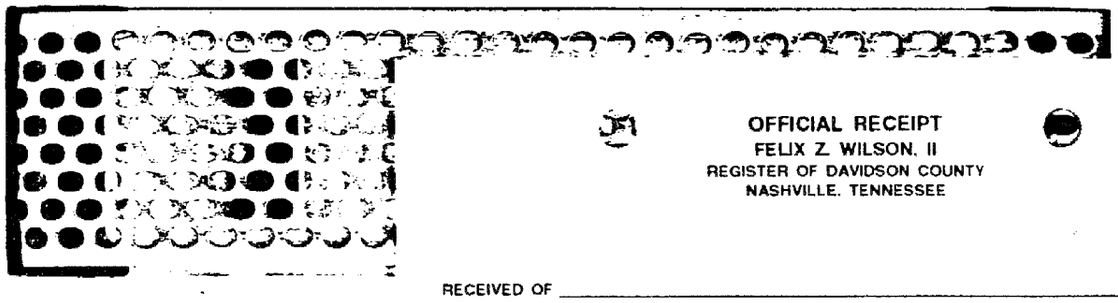
Legal description continued

David A. Dingess as spouse of Elizabeth G. Dingess hereby joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Elizabeth G. Dingess.

0353832
IDENTIF. & REFERENCE

97 SEP 30 PM 1:20
FELIX A. MCDONALD REGISTER
DAVIDSON COUNTY, TN.

4327 09/30 0101 03CHECK 1193.00



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

RECEIVED OF _____

FOR _____

BOOK 10627 PG 67

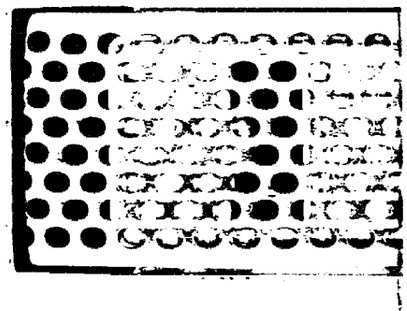
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
320000.00
CON TX 1184.00
PRFEE 1.00
WDEED 8.00
TOTAL 1193.00
CHECK 1193.00

09/30/97 01 13:25 0001 4327

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0353832
IDENTIF. ↑ REFERENCE

97 SEP 30 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1203687