File Box: 9-B
First Title and Escrow Company, Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10724 PG 717

#15117

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SALVATORE J. LOMBARDI (NAME)	COLUMBIA NATIONAL INCORPORATED (NAME)	131-1-J
108 Lexington Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 3050 (STREET ADDRESS)	18
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Columbia, MD 21045-6050 (CITY) (STATE) (ZIP)	7DA92771

FOR AND IN 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, EDITH MCNEILL AYERS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SALVATORE J. LOMBARDI AND WIFE, KRISTIN L. LOMBARDI

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 18 on the Plan of Lexington Green Phase 2, as of record in Plat Book 6900, page 798, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edith McNeill Ayers, a single person by deed from Nita Anne Smaldone, a single person of record in Book 8647, page 768, said Register's Office.

This conveyance is made subject to: (1) 1997 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 7700, page 476, amended in Book 9282, page 442; (3) Charter of record in Book 7144, page 262; (4) Easements of record in Book 4286, page 809; (5) Agreement of record in Book 7598, page 989; and (6) All matters appearing on the Plan of record in Plat Book 6900, page 798, said Register's Office.

2210 12/17 0101 03CHECK 1283.65

038115

IDENTIF. & REFERENCE

97 DEC 17 6:11:10

REGISTER
DAVIDSON COUNTY, TN

FELIX

This is improved (XX) property, unimproved ( ), known as 108 Lexington Court, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of December, 19 97

Edith McNeill Ayers by Ruthe B. Creighton, Attorney-in-fact

EDITH MCNEILL AYERS
BY: RUTHE B. CREIGHTON, ATTORNEY-IN-FACT
BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH

STATE OF TENNESSEE
COUNTY OF _____

BOOK 10724 PG 718

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 ____.

My commission expires _____ Notary Public _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

_____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appered before me, the undersigned, a Notary Public in and for said County and State, RUTHE B. CREIGHTON, with whom I am personally acquainted, and who acknowledged the she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said EDITH MCNEILL AYERS and is authorized by the said EDITH MCNEILL AYERS to execute this instrument on her behalf.

Witness my hand, at Office, this 12th day of December, 1997.

NOTARY PUBLIC

My Commission Expires: 5/23/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 344,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 1997

MY COMMISSION EXPIRES: 9/23/2001
(AFFIX SEAL)

Notary Public

CLERK & MASTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

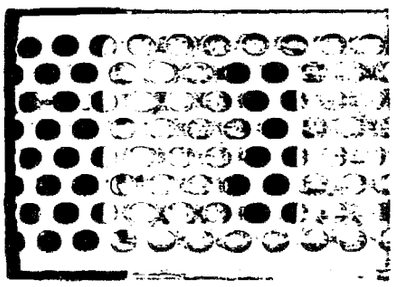
EDITH MCNEILL AYERS, UNMARRIED

TO

SALVATORE J. LOMBARDI AND WIFE,
KRISTIN L. LOMBARDI

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



RECEIVED OF _____

FOR _____

BOOK 10724 PG 719

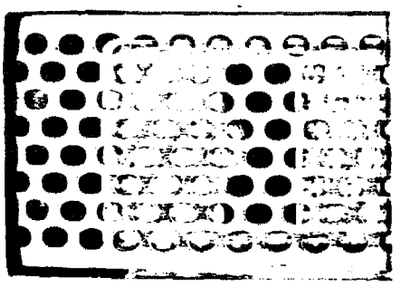
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
344500.00
CON TX 1274.65
PRFEE 1.00
WDEED 8.00
TOTAL ~~1283.65~~
CHECK ~~1283.65~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/17/97 01 11:11 0001 2210



0381115
IDENTIF. # REFERENCE

97 DEC 17 AM 11:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1232963