Box 50-15

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Avenue, Suite 410 Nashville, Tennessee 37203	COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April 19 98 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

BOOK 10904 PG 269

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward C. Townsend (NAME)	Columbia National Incorporated (NAME)	133-1-47
522 Patterson Street (ADDRESS)	P. O. Box 3050 (ADDRESS)	
Nashville, Tennessee 37211 (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, Rita Sue Paul, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward C. Townsend

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:

TRACT I:

LAND in Davidson County, Tennessee, being the southerly portion of a certain lot marked "Reserved" and lying at the rear of Lots 38, 37 and part of 36 in the H. G. McNabb Subdivision, of record in Book 1130, page 64, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 43.5 feet on the northerly side of Patterson Street and runs back between lines 181.5 feet to a dead line and measures 56 feet, more or less, thereon.

TRACT II:

LAND in Davidson County, Tennessee, being part of a 7 1/2 foot alley running along the western boundary line of Lot No. 68 on the Map of Patterson Subdivison of Maple Hill, of record in Book 332, page 75, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Patterson Street at the southwest corner of Lot 68; thence westwardly 7 1/2 feet to the southeast corner of the property conveyed to Henry E. Richard and wife, by deed from H. G. McNabb, Trustee, of record in Book 1429, page 499; thence with the east boundary line of said Richards Property northwardly 181.5 feet; thence eastwardly 7 1/2 feet; thence southwardly 6.5 feet, more or less, to the northwest corner of said Lot 68; thence with the western boundary line of Lot 68 southerly 175 feet to the beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 522 Patterson Street, Nashville, Tennessee 37211
(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 28th day of April 19 98

Rita Sue Paul

Rita Sue Paul

BOOK 10904 PG 270

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 Rita Sue Paul, an unmarried person

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 Nashville, Tennessee, this 28th day of April, 19 98.

Commission expires 5-5-99

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 CONTINUATION

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is that portion of the subject property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 5075, page 1, Register's Office for Davidson County, Tennessee.

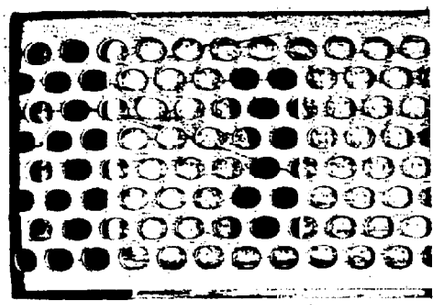
BEING the same property conveyed to Rita Sue Paul, unmarried, by deed from Joseph Daniel Thomas and wife, Jimmetra Thomas, of record in Book 8992, page 415, Register's Office for Davidson County, Tennessee.

9674 04/28 0101 03CHECK 290.50

98 APR 28 PM 3:07

0430716

IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 10904 PG 272

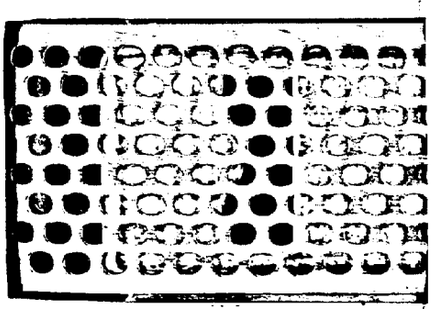
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 12.00
TOTAL 290.50
CHECK 290.50

04/28/98 01 15:10 0001 9674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98 APR 28 PM 3:07

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

04307116
IDENTIF. & REFERENCE

No. 1285771