WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micheal Shay Bailey (NAME)	Columbia National Incorporated (NAME)	MAP 103-04
212 46th Avenue North (ADDRESS)	P.O. Box 3050 (ADDRESS)	PARCEL 006
Nashville, Tennessee 37209 (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, Jonathon R. Larrabee and Richard B. Larrabee and Connie N. Larrabee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Micheal Shay Bailey and James Micheal Bailey

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. 411 of Block 21 on the Map of Charlotte Park Company's First Addition of record in Plat Book 57, page 102 & 103 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jonathon R. Larrabee and Richard B. Larrabee and wife, Connie N. Larrabee by deed from Clarence D. Lewis and wife, A. Jean Lewis fo record in Book 9741, page 746, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Plan of record in Book 57, pages 102 & 103 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 212 46th Avenue North, Nashville, Tennessee 37209
(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 our hand s this 12th day of June 19 98

Jonathon R Larrabee by Richard B Larrabee attorney in fact
Jonathon R. Larrabee

Connie N Larrabee by Richard B Larrabee attorney in fact
Connie N. Larrabee

Richard B Larrabee
Richard B. Larrabee

BOOK 10993 PG 603

STATE OF
COUNTY OF

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, the within named Richard B. Larrabee

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

Commission expires 11/18/01

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

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard B. Larrabee with whom I am personally acquainted and who acknowledged he is the Attorney-in-fact of Jonathon R. Larrabee and Connie N. Larrabee and is authorized by Jonathon R. larrabee and Connie N. Larrabee to execute this instrument on their behalf.

Witness my hand, at Murray, Utah, this 15th day of June, 1998.

Sara Jones
Notary Public

My commission expires: May 19, 1999

NOTARY PUBLIC
SARA ANN JONES
905 East 12500 South
Draper, Utah 84020
My Commission Expires
May 19, 1999
STATE OF UTAH

045541.5
IDENTIF. ↑ REFERENCE
98 JUN 26 AM 10:34
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.
6058 06/26 0101 03CHECK 473.72

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10093 PG 604

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	
				125600.00
			CON TX	464.72
			PRFEE	1.00
			WDEED	8.00
			TOTAL	473.72
			CHECK	473.72

06/26/98 01 10:35 0001 6058

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0455415

IDENTIF. ↑ REFERENCE

98 JUN 26 AM 10:34

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

No. 1311860