Box 23

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Address New Owner as follows:	Send tax bills to:	Map & Parcel
James J. Honeycutt etux 1107 Gray Fox Lane Franklin, TN 37064	Bancplus Savings P. O. Box 47524 San Antonio, TX	Map 136-14 Parcel 70 2D-62805

WARRANTY DEED

FOR AND IN CONSIDERATION 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, Russell W. Fletcher and wife, Ann R. Fletcher, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said James J. Honeycutt and wife, Donna Honeycutt, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Castlegate, Section 1, as of record in Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property title to which was vested in Russell W. Fletcher and wife, Ann R. Fletcher, by deed from Thomas S. Cross and wife, Martha A. Cross, of record in Book 6320, page 616, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 4460, page 115, said Register's Office; and Restrictive Covenants of record in Book 4649, page 295, said Register's Office.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 6320, page 619, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 605 Lake Terrace Drive, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said James J. Honeycutt and wife, Donna Honeycutt, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

7.6504

IDENTIFICATION REFERENCE

FEB 18 1 46 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

WITNESS our hands on this the 14th day of February, 1986.

Russell W. Fletcher
Russell W. Fletcher

Ann R. Fletcher
Ann R. Fletcher

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Russell W. Fletcher and wife, Ann R. Fletcher, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 14th day of February, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88 .

CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $64,161.25.

James J. Honeycutt
Affiant

Subscribed and sworn to before me this the 14th day of February, 1986.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88 .

CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			64161.25- CONT.	
			160.50 CONTR	
			.50 MISC.	
			6.00 MORTG	
			PAID	173.48-

5280AM 2/10/86 BAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76504

IDENTIFICATION REFERENCE

FEB 10 | 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219801