File #4661 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 6831 PAGE 15

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MELVIN L. LANCE (NAME)	U.S. MORTGAGE CORPORATION (NAME)	Map 148-14
4000 Keeley Drive (STREET ADDRESS OR ROUTE NUMBER)	216 Haddon Avenue (STREET ADDRESS)	Parcel 99
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Westmont, NJ 08108 (CITY) (STATE) (ZIP)	F.B. #5DU-52700

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, JAMES R. EUBANK and wife, KAREN L. EUBANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MELVIN L. LANCE and wife, LINDA LANCE

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. 116 on the Plan of Colewood Acres, Section 2, as of record in Plat Book 3700, page 135, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James R. Eubank and wife, Karen L. Eubank by deed from Richard Shaheen Saad and wife, Nancy P. Saad of record in Book 5504, page 352, said Register's Office.

This conveyance is made subject to: (1) 1986 Taxes; (2) Restrictions of record in Book 4158, page 42, amended in Book 4178, page 738; and (3) All matters appearing on the Plan of record in Plat Book 3700, page 135, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated September 21, 1979, in the original principal sum of $54,950.00, payable to Churchill Mortgage Corporation in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 5504, page 355, said Register's Office.

9 2 2 1 5

IDENTIFICATION REFERENCE

APR 17 8 08 AM '86

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

unimproved ( )
This is improved (XX) property, known as 4000 Keeley Drive, Antioch, Tennessee 37013

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 15th day of April, 19 86

James R. Eubank
JAMES R. EUBANK

Karen L. Eubank
KAREN L. EUBANK

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. EUBANK and wife, KAREN L. EUBANK

the bargainor S, 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 at Brentwood, Tennessee, this 15th day of April, 1986.

My commission expires 4-19-87 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,268.72

Melvin L. Lance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 1986.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

3800 WARRANTY DEED

FROM JAMES R. EUBANK and wife, KAREN L. EUBANK

TO MELVIN L. LANCE and wife, LINDA LANCE

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

CHECK 6417 197.08-

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

73268.72- CAMT.
190.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 197.08-
3886A04/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9221.5

IDENTIF. REFERENCE

APR 17 8 09 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237951