BOOK 6866 PAGE 983 FILE BOX 3 FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Randall E. Donegan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 86

Notary Public

MY COMMISSION EXPIRES: 2-28-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall E. Donegan	Homeland Mortgage Corporation	108-8
(NAME)	(NAME)	
3053 Reelfoot Drive	BNA Corporate Ctr.Bldg200,Ste504	254
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37214	Nashville, TN 47216	3D-91036
(CITY) (STATE) (P.O. ZIP)	(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, Hunters Branch Development, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall E. Donegan and wife, Sandy Donegan

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.

BEING Lot No. 28, Reelfoot, Section 3, of record in Plat Book 6250, page 167 and 168, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of subject lot.

Being the same property conveyed to Hunters Branch Development by Quitclaim Deed from Reelfoot Development Corporation of record in Book 6866, page 981, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

This conveyance is subject to Restrictive Covenants of record in Book 6612, page 610, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 3053 Reelfoot Drive, (House Number) (Street) Nashville, TN. 37214 (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 16th day of May, 19 86

Hunters Branch Development, a Tennessee Corporation
By: Eugene T. Collins, President

Attest: Patricia A. Collins

7E92

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Eugene T. Collins and _____ or proved to me on the basis of satisfactory evidence with whom I am personally acquainted and who

upon (his oath) (himself) acknowledged (~~XXXXXXXX~~) to be the President and _____ respectively of the Hunters Branch Development a Tennessee Corporation the within named bargainor, and corporation, and that (he) as such President (~~XXXX~~) 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 Eugene T. Collins as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 16th day of May 19 86

My commission expires 12-14-89 _____
Notary Public

0 4 0 3 3

IDENTIFICATION REFERENCE

MAY 27 8 20 AM '86

FEE [illegible] REGISTER DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Hunters Branch Development

TO
Randall E. Donegan
Sandy Donegan

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

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

RECEIVED OF _____

FOR _____

BOOK 6866 PAGE 985

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

71500.00- CAMT.
185.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 192.40-
7892A05/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04033

IDENTIFICATION REFERENCE

MAY 27 8 20 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251625