BOOK 8852 PAGE 619

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 129,000.00

Michael L. Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF January 19 93

Wanda F. Tutt
Notary Public

MY COMMISSION EXPIRES: 9/25/93
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
111 Westwood Place, Suite 201, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael L. Cole (NAME)	Norwest Mortgage, Inc. (NAME)	155-8C-29/CO
512 Autumnwood Court (ADDRESS)	Minnesota Service Center (ADDRESS)	9D 80275
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-9270 (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, J. Davis Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Cole and Rachel G. Benedetti, as joint tenants, with right to survivorship

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. 29 on the Plan of Poplar Creek, Phase II, of record in Book 6900, page 339 through 347, said Register's office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to J. Davis Builders, Inc., by deed from Faxon Homes, Inc., of record in Book 8645, Page 397, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for the year 1993;

Restrictions of record in Book 6747, page 346, as amended in Book 6486, page 587, Book 6987, page 966 and Book 7964, page 33, Register's Office for Davidson County, TN;

Declarations of Covenants, Conditions and Restrictions of record in Book 6662, page 433; Book 6987, page 966; Book 7270, page 648 and Book 7964, page 33, Register's Office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 512 Autumnwood Court, Nashville, Tennessee 37221
(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 27th day of January 19 93

J. Davis Builders, Inc.
By:

STATE OF TENNESSEE
COUNTY OF

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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 or proved to me on the basis of satisfactory evidence, 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 WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the J. Davis Builders, Inc. the within named bargainor, and corporation, and that he 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 Brentwood, Tennessee on this the 27th day of January 19 93.

My commission expires 9/25/93

Wanda F. Pruitt
Notary Public

WARRANTY DEED

FROM

J. Davis Builders, Inc.

TO

Michael J. Cole and wife,
Rachel G. Benedetti

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

MAIL ENV.

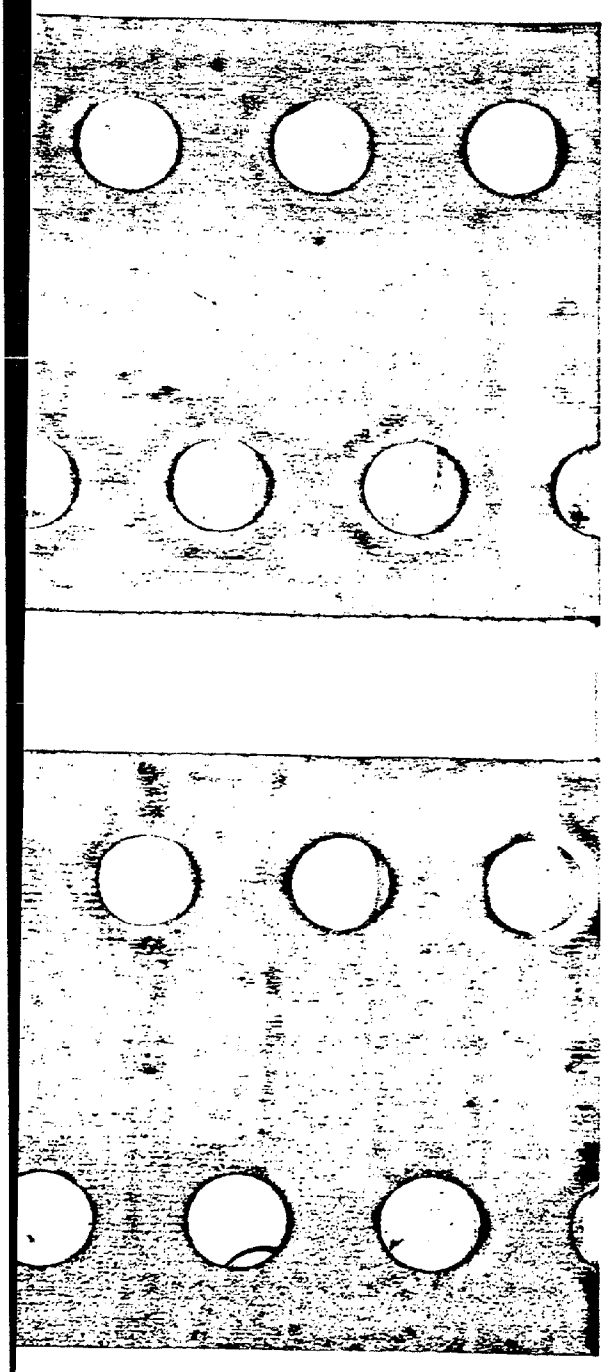
87644

IDENTIFICATION REFERENCE

FEB 1 9 41 AM '93

ELVIA Z. WILSON REGISTER
DAVIDSON COUNTY, TN

7674 02/01 0101 03CHECK 486.50



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
			CAMT	
				129000.00
			CON TX	477.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	486.30
			CHECK	486.30
02/01/93	01	09:40 0001	7674	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87644

IDENTIFICATION REFERENCE

FEB 1 9 41 AM '93

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 616219