This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

Mail

BOOK 9312 PAGE 618

ADDRESS NEW OWNER:
James M. McCutcheon and Cindy M. O'Guin
3736 Waterford Way
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Republic Mortgage Corporation
3310 West End Avenue, 4th Floor
Nashville, Tennessee 37203

MAP AND PARCEL:
MAP 151-1A
PARCEL 128
2DX 08411

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Walter Edward Scott and wife, Wanda Pat Scott, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James M. McCutcheon and Cindy M. O'Guin, Both Unmarried , 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. 128 on the Plan of Chatham Pointe Subdivision of record in Plat Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter Edward Scott and wife, Wanda Pat Scott , by deed from Commercial Fedral Mortgage Corporation of record in Book 8436, Page 463, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7358, Page 656, amended in Book 7538, Page 792, and Book 7599, Page 812, Book 8667, Page 381, Register's Office, Davidson County, Tennessee.

Subject to Charter of record in Book 7597, Page 977, By-Laws of record in Book 8679, Page 446, and Deed conveying Common area of record in Book 7683, Page 718, Register's Office, Davidson County, Tennessee.

This conveyance is subject to setback lines and easements of record in Book 6900, Page 444-447, said Register's Office.

This is improved property known as 3736 Waterford Way, Antioch, Tn 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. McCutcheon and Cindy M. O'Guin, Both Unmarried, their heirs and assigns, forever; and we, Walter Edward Scott and wife, Wanda Pat Scott 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of April, 1994.

Walter Edward Scott
Walter Edward Scott

Wanda Pat Scott
Wanda Pat Scott

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Walter Edward Scott and wife, Wanda Pat Scott the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt.Juliet, TN, this the 4th day of April, 1994.

Louise M. Tigrett
NOTARY PUBLIC

My Commission Expires: 5/15/94

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 104,500.00.

James M. McCutcheon
AFFIANT

Subscribed and sworn to before me this 4th day of April, 1994.

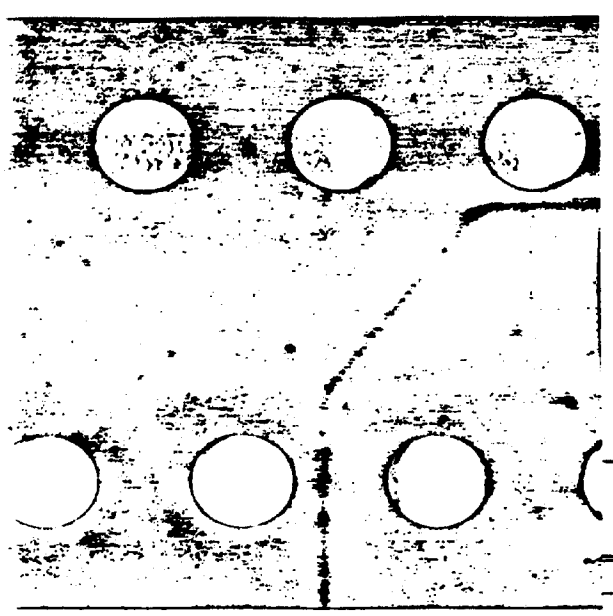
Louise M. Tigrett
NOTARY PUBLIC
My Commission Expires:

39215
IDENTIFICATION REFERENCE

94 APR 14 AM 10:57
FELIX Z. DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0233 04/14 0101 33CHECK 395.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9312 PAGE 620

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

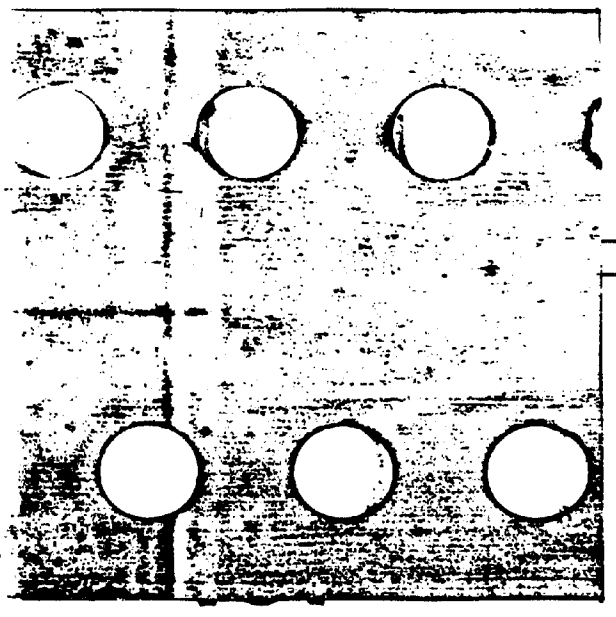
CAMT

104500-00

CON TX	386.65
PRFEE	1.00
WDEED	8.00
TOTAL	395.65
CHECK	395.65

04/14/94 01 10:58 0001 4233

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



39215

IDENTIFICATION REFERENCE

94 APR 14 AM 10:57

REGISTER
FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 779433