BOOK 9315 PAGE 118

Map - Parcel Numbers
162-7-76

FROM: Michael D. Wilson
Susan M. Wilson

GRANTORS

This instrument prepared by:

Isham B. Bradley
Attorney At Law
347-B Main Street
Franklin, TN 37064

TO: Steven A. Channell
Sheila R. Channell
4977 Shihmen Drive
Antioch TN 37013
GRANTEE

Send Tax Bills to:
BancPlus Mortgage Corporation
P. O. Box 47624
San Antonio, TX 78265-6016

94 APR 18 AM 11:58
DAVIDSON COUNTY, TN.

100091

IDENTIFICATION ERRONEOUS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum on One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael D. Wilson and wife, Susan M. Wilson have bargained and sold, and by there presents do hereby transfer and convey unto Steven A. Channell and Sheila R. Channell, their heirs and assigns forever, the following described real property located in Davidson County, Tennessee. Being more particularly described as follows:

246.09

Being Lot No. 209 on the Plan of Antioch Park, Section 3, as of record in Book 4460, page 25, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. Wilson and Susan M. Wilson of record in Book 7224, page 350 in the Register's Office of Davidson County, Tennessee.

Michael D. Wilson and wife, Susan M. Wilson, do covenant with the said, Steven A. Channell and Sheila R. Channell, Davidson County, their heirs and assigns, that they are lawfully seized and possessed of said land and have a good and lawful right to sell and convey it, and the same is unencumbered except as follows:

(1) City, County and State taxes for the year 1994 which are a lien but are not yet due and payable. Buyer will be responsible for payment of the same.

(2) This conveyance is made subject to taxes for the current year, restrictive covenants, owners certificate, building setback line, and any and all easements of record in the Register's Office of Davidson County, Tennnessee.

(3) Deed of Trust of Record in Book 7224, page 353, in the Register of Deeds office, Davidson County, Tennessee.

(4) NES Home Improvement Loan, secured by porperty. Such Loan is in the approximate amount of $1600.00 and same shall be paid in full by seller on or before June 15, 1994.

AND GRANTOR FURTHER COVENANTS and binds themselves, their heirs, representatives, and successors, to warrant and forever defend the title to said land to the said Steven A. Channell and Sheila R. Channell, Davidson County, Tennessee, their heirs and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF Grantors have executed this Warranty Deed, this 14 day of April, 1994.

Michael D. Wilson

Susan M. Wilson

****

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Michelle W. Locke, a Notary Public in and for said County and State, Michael D. Wilson & Susan M. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and they being authorized so to do executed the foregoing instrument for the purposes therein contained, by signing their names.

WITNESS my hand and official seal at Franklin, TN on this the 15th day of April, 1994.

NOTARY PUBLIC

My commission expires: 1-3-98

****

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

****

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Williamson

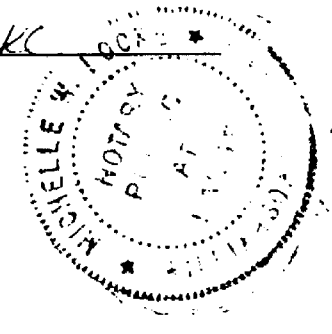
The actual consideration or value, which is greater, for this transfer is $62,996.00.

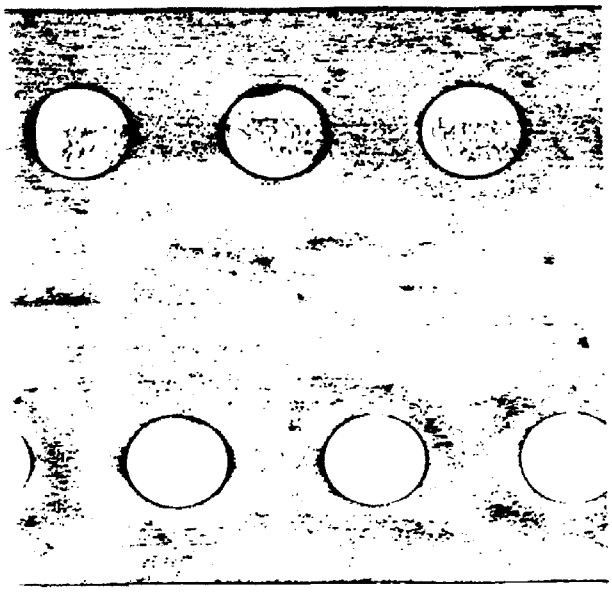
Steven A. Channell
AFFIANT

Subscribed and sworn to before me this 15th day of April, 1994.

Michelle W. Locke
NOTARY PUBLIC

My commission expires: 1-3-98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

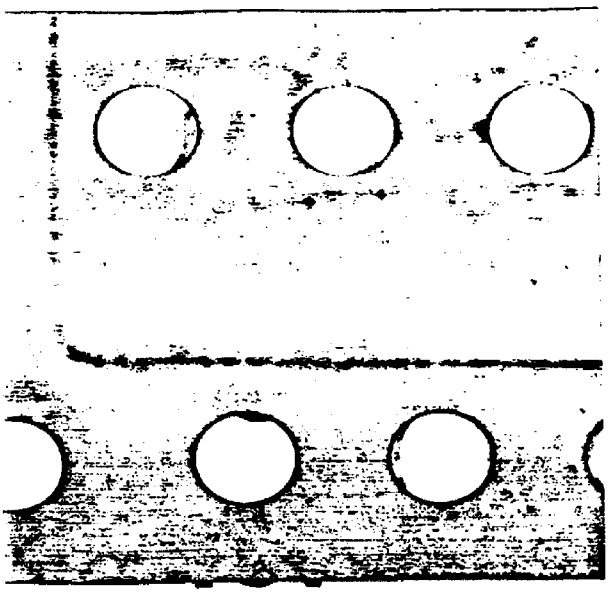
RECEIVED OF _____

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 62996.00
CON TX 233.09
PRFEE 1.00
WDEED 12.00
TOTAL 246.09
CHECK 246.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/94 01 11:59 0001 5148

40091

IDENTIFICATION REFERENCE

94 APR 18 AM 11:58

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 780329