4-4102

BOOK 9370 PAGE 93

STATE OF TENNESSEE
COUNTY OF SUMNER The actual consideration or value whichever is greater, for this transfer is $ 78,000.00

Subscribed and sworn to before me, this the 27th day of May 19 94

My commission expires: 12/8/96 (Affix Seal)

Affiant

Notary Public

DORIS M. FREEMAN NOTARY AT LARGE Exp. 12/8/96 SUMNER COUNTY STATE OF TENNESSEE

WARRANTY DEED

Mail

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
181 East Main Street · Jefferson Building · Suite 8 · Hendersonville, Tennessee 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Elmer H. Spain	SOURCE ONE MORTGAGE SERVICES
4153 Pepperwood Drive	27555 Farmington Road
STREET ADDRESS Antioch, Tennessee 37013	STREET ADDRESS Farmington Hills, MI 48334-3357
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO.: 165-13-0-A-056.00CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Candice L. Ensign Averitt, Married

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Elmer H. Spain and wife, Bea Spain

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot No. 190 on the Plan of Peppertree Forest, Section 4 of record in Plat Book 7900 at page 426 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Candice L. Ensign, having since married and now known as Candice L. Ensign Averitt by deed recorded in Book 8881 at page 285 and re-recorded in Book 8891, page 534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1994 and subsequent years, easements and restrictive covenants of record.

John D. Averitt, spouse of Candice L. Ensign Averitt, joins in the execution of this instrument.

58158

IDENTIFICATION REFERENCE

94 JUN -6 PM 3:29

FILED & RECORDED
DAVIDSON CO. TN.

2936 06/06 0101 03CHECK 297.60

THIS IS IMPROVED PROPERTY KNOWN AS 4153 Pepperwood Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 May, 19 94

Candice L. Ensign Averitt

Candice L. Ensign Averitt

John D. Averitt

John D. Averitt

State of Tennessee
County of Sumner

BOOK 9370 PAGE 94

On this 27th day of May, 19 94, before me personally appeared Candice L. Ensign Averitt, Married, and John D. Averitt, Married to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My commission expires:

12/ 8/96

DORIS M. FREEMAN NOTARY AT LARGE Exp. 12/8/96 SUMNER COUNTY STATE OF TENNESSEE

Notary Public
Doris M. Freeman

State of Tennessee
County of

On this day of , 19 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be free act and deed.

Witness my hand and official seal.
My commission expires:

Notary Public

WARRANTY DEED

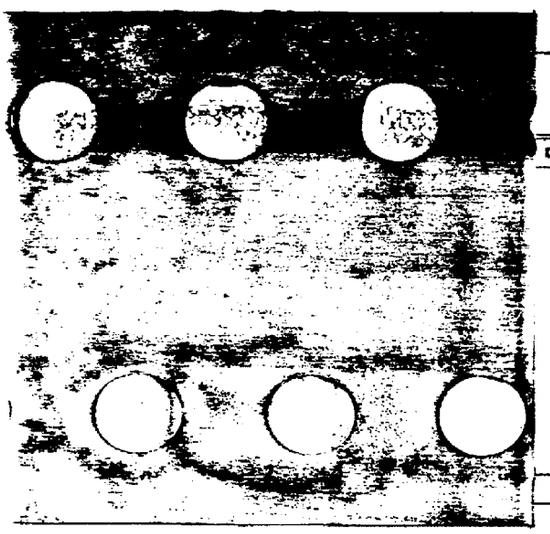
TENNESSEE TITLE & TRUST, Inc.

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

RECEIVED OF _____

FOR _____

BOOK 9370 PAGE 95

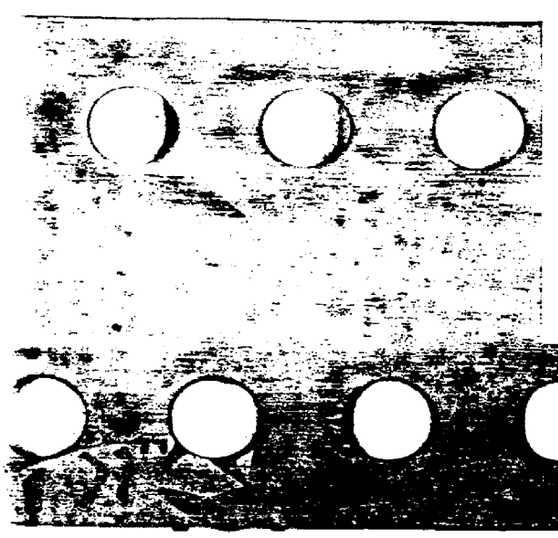


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

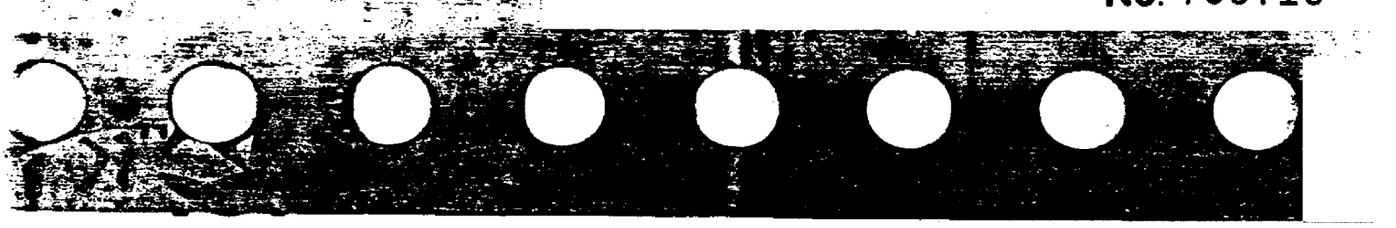
CAMT	78000.00
CON TX	288.60
PRFEE	1.00
WDEED	8.00
TOTAL	297.60
CHECK	297.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15-20/0001 2936



58158
IDENTIFICATION REFERENCE

94 JUN -6 PM 3:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



No. 799710