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WARRANTY DEED

BOX #19B

G#94-9-12

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,317.19

Wayne C. Rawlings
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 19 94

Notary Public

MY COMMISSION EXPIRES: September 16, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
WAYNE C. RAWLINGS	STANDARD FEDERAL SAVINGS BANK	MAP 162-10
(NAME)	(NAME)	
529 Janice Drive	P. O. Box 9481	PARCEL 052
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Gaithersburg, MD 20898	FB #05DU-60291
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, CLIVEL G. CHARLTON AND WIFE, PAULINE H. H. CHARLTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WAYNE C. RAWLINGS AND WIFE, SANDRA D. RAWLINGS

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. 52 on the Plan of the Resubdivision of Lots Nos. 42 - 59 of Brook-View-Estates, Section 1, as of record in Book 4675, Page 17, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Clivel G. Charlton and wife, Pauline H. H. Charlton, by Deed from Eugene Scales and wife, Alma M. Scales, of record in Book 7226, Page 273, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4636, Page 317, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

AS part of the above consideration, the Grantees herein assume and agree to pay the unpaid balance owing on a certain Note and secured by a Deed of Trust executed by the Grantors herein to Singleton Mortgage Corporation (having since been assigned to Standard Federal Savings Bank) in the original principal amount of $80,808.00, of record in Book 7226, Page 276, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 529 Janice Drive, Antioch, TN 37013
(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 our hand S this 15th day of September 19 94

Clivel G. Charlton
CLIVEL G. CHARLTON

Pauline H. H. Charlton
PAULINE H. H. CHARLTON

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STATE OF ~~TENNESSEE~~ FLORIDA

COUNTY OF LEON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLIVEL G. CHARLTON AND WIFE, PAULINE H. H. CHARLTON

Fla. DL # 676135711 Fla. DL # 699524881

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Tallahassee, Florida ~~Tennessee~~, this _____ day of September, 15, 19 94.

Commission expires 10-19-97

Betty N Rouse
Notary Public

BETTY N. ROUSE
MY COMMISSION # CC324762 EXPIRES
October 19, 1997
BONDED THRU TROY FAIN INSURANCE, INC.

BETTY N ROUSE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

IDENTIF. & REFERENCE

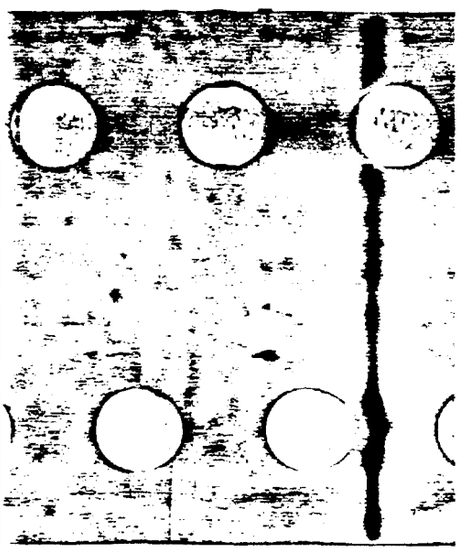
92137

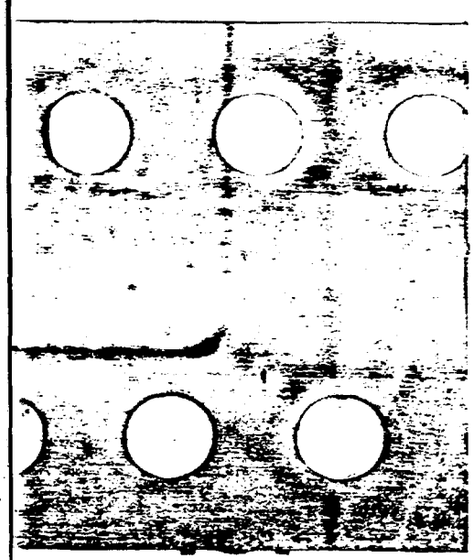
94 SEP 19 AM 11:55

REGISTER
DAVIDSON COUNTY, TN.

PREP 09/19 0101 03CHECK

354.21





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	93317.19
CON TX	345.21
PRFEE	1.00
WDEED	8.00
TOTAL	354.21
CHECK	354.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9785

92137
IDENTIF. ↑ REFERENCE

94 SEP 19 AM 11:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 836097