BK/ 9525 PG 724 Bx 598

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 19 94

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Elward Kendall Alford (NAME)	COMMUNITY MORTGAGE CORPORATION (NAME)	MAP 63-16-A
1685 Aaronwood Drive (ADDRESS)	142 Timber Creek Drive (ADDRESS)	PARCEL 78
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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, John A. Mongrain and wife, Rebecca A. Mongrain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elward Kendall Alford and wife, Melinda Alford

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 Number 117 on the plan of Chitwood Downs, as or record in Book 6900, Page 405, as amended in Book 6900, Pages 550-552, Register's Office for Davidson County, Tennessee, as corrected by Certificate of Correction of record in Book 7462, Page 445, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to John A. Mongrain and wife, Rebecca A. Mongrain by deed from M/I Schottenstein Homes, Inc. of record in Book 7742, Page 235, and as corrected by Deed of Correction in Book 7746, Page 818, Register's Office for said County.

This Conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852, as amended in Book 7451, Page 739, and in Book 8336, Page 393, Register's Office for said County.

This Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

10687

IDENTIF. & REFERENCE

94 NOV 21 PM 12:51

DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 1685 Aaronwood Drive, Old Hickory, Tennessee 37138
(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 16th day of November 19 94

John A. Mongrain

Rebecca A. Mongrain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9525 PG 725

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John A. Mongrain and wife, Rebecca A. Mongrain

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 Nashville, Tennessee, this 16th day of November 19 94

Commission expires January 24, 1998

David Kozielowski
Notary Public

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 _____.

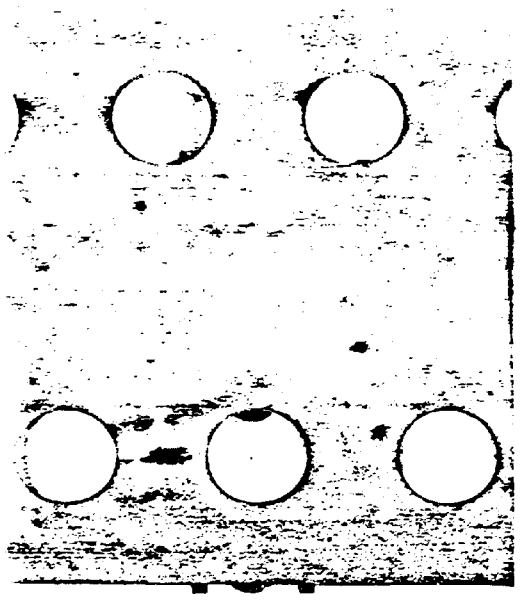
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

3925 11/21 0101 03CHECK 351.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9525 PG 726

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	92500.00
CON TX	342.25
PRFEE	1.00
MTEED	8.00
TOTAL	351.25
CHECK	351.25

11/21/94 01 12:51 0001 5926

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10687
IDENTIF. & REFERENCE

94 NOV 21 P 12:51

FELIX Z. WILSON, REGISTER
DAVIDSON CO. NASHVILLE, TN.

No. 855981