This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9549 PG 956

ADDRESS NEW OWNER:
Eve Drummonds
306 East Rachels Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Chemical Residential Mortgage Corporation
1000 Northcase Drive, Suite 110
Goodlettsville, TN 37072

MAP AND PARCEL:
MAP 75-7
GROUP
PARCEL 287

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bettie P. McCallum, unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Eve Drummonds, an unmarried person, hereinafter called the Grantee, her 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. 11-A, on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel's Square, Section One, of record in Book 6250, page 539, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Bettie P. McCallum, unmarried person by deed from Union Financial Corporation, as of record in Book 7393, page 728, Register's Office for Davidson County, Tennessee.

This is improved property known as 306 East Rachels Court, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. 1994 taxes which have been paid
2. Plan of record in Book 5200, page 622, said Register's Office.
3. Restrictive Covenants of record in Book 6250, page 539, in said Register's Office.
4. Declaration of Covenants, Conditions, and Restrictions for Rachel's Square and the By-Laws of record in Book 6619, page 777, as amended in Book 8030, page 757, said Register's Office.
5. Easements for utilites services and party walls for use in common with owners of attached and appurtenant improvements.
6. Rights of others in and to the common elements and/or areas.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Eve Drummonds, an unmarried person, her heirs and assigns, forever; and I, Bettie P. McCallum, unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 my hand this the 12th day of December, 1994.

Bettie P. McCallum
Bettie P. McCallum

4503 12/19 0101 03CHECK 190.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bettie P. McCallum, unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12th day of December, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 49,000.00.

AFFIANT

Subscribed and sworn to before me
this 12th day of December, 1994.

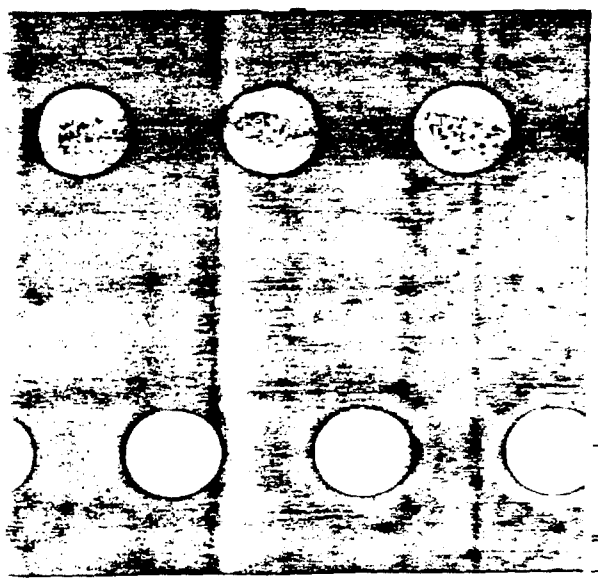
STATE OF TENNESSEE NOTARY PUBLIC JUNE E. ATKINSON

NOTARY PUBLIC

My Commission Expires: 07/27/96

94 DEC 19 PM 2:16
FELIX DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

18505
IDENTIF. & REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

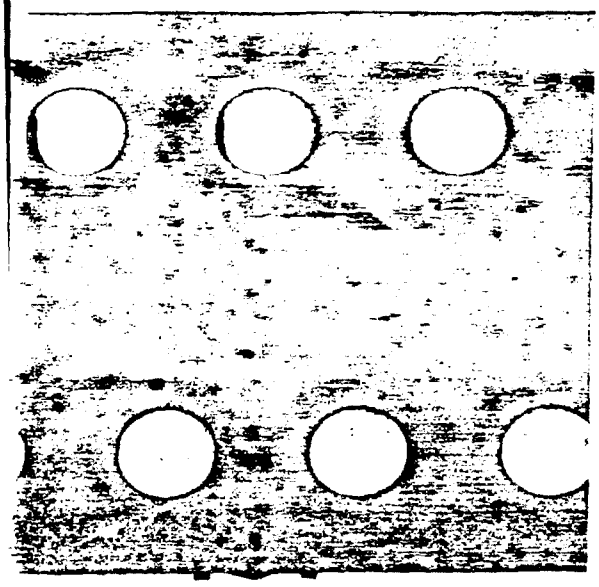
RECEIVED OF _____

FOR _____

BOOK 9549 PG 958

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 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 8.00
TOTAL 190.30
CHECK 190.30

12/19/94 01 14:17 0001 4503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18505
IDENTIF. ↑ REFERENCE

94 DEC 19 PM 2:16

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 864447