This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
1281-G N. Mt. Juliet Road
Mt. Juliet, TN 37122
(615) 754-9151

BOOK 9555PG 40

ADDRESS NEW OWNER:
Everett Lybolt and David Shadoan
108 Jackson's Retreat Court
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

MAP AND PARCEL:
MAP 86 Gp. 070
PARCEL 64.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Mary B. Thomas, Unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Everett Lybolt and David Shadoan , 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. 48 on the Plan of Jackson's Retreat, Section I, Phase I, as of record in Book 5200, Page 286, Register's Office for Davidson County, Tennessee.

SAID Lot No. 48 fronts 32.9 feet on the northerly margin of Jackson's Retreat Court, and runs back 134.85 feet on the westerly line and 179.5 feet on the easterly line to a broken line in the rear measuring a total of 185.0 feet thereon.

the same property conveyed to Mary B. Thomas , by deed from Wallace Steven Craig and wife, Lisa Kay Craig of record in Deed Book 8728, Page 50, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictive covenants of record in Book 5676, Page 67, said Register's Office.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 5741, Page 360, Register's Office, Davidson County, Tennessee.

This conveyance is subject to Charter and Homeowner's Assocation of record in Book 5745, Page 283, said Register's Office.

This conveyance is subject to By-Laws of record in Book 5745, Page 294, said Register's Office.

This conveyance is subject to setback lines and easements of record in Plat Book 5200, Page 286, said Register's Office.

This is improved property known as 108 Jackson's Retreat Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Everett Lybolt and David Shadoan, their heirs and assigns, forever; and we, Mary B. Thomas, Unmarried 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

Witness our hands this the 30th day of November, 1994.

Mary B. Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary B. Thomas the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 30th day of November, 1994.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4/25/98

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual value or consideration, whichever is greater, for this transfer is $ 83,676.14.

AFFIANT

Subscribed and sworn to before me this 30th day of November, 1994.

NOTARY PUBLIC
My Commission Expires: 4/25/98

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

20172
IDENTIF. & REFERENCE

94 DEC 27 A 11:17

REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

6312 12/27 0101 03CHECK 318.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

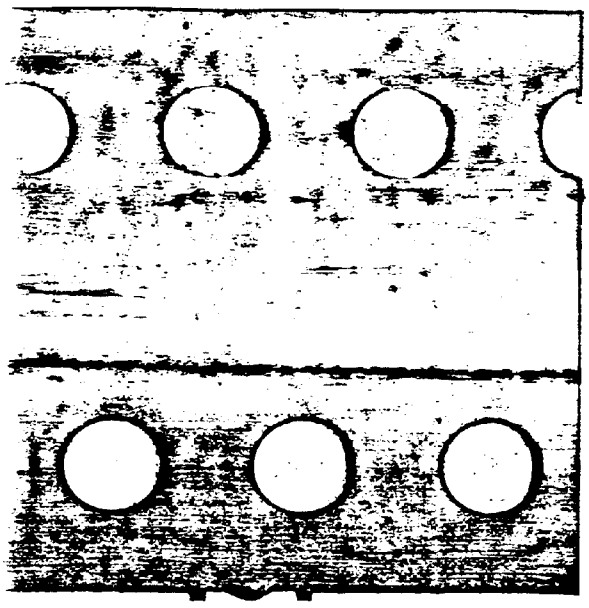
FOR _____

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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 83676-14



DON TX	309.60
PRFEE	1.00
WDEED	8.00
TOTAL	318.60
CHECK	318.60

12/27/94 01 11:16 0001 6312

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20172
IDENTIF. ↑ REFERENCE

94 DEC 27 AM 11:17

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

No. 866219