BOOK 9556PG 22

94-26546

This Instrument Prepared By:
LAWYERS TITLE INSURANCE CORPORATION
104 WOODMONT BOULEVARD, SUITE 201
NASHVILLE, TENNESSEE 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $98,500.00
Affiant
Subscribed and sworn to before me, this the 19th day of December, 1994.
Notary Public
My commission expires: _____

THOMAS P. SCOTT NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

My Commission Expires NOV. 13, 1995

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
James Robert Mayes, et ux	Countywide Funding Corp.	163-11C-33
507 Upsall Drive	Tax Dept.	
Antioch, TN 37013	10211 Van Nuys, CA 91419-0211	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Melinda May Chain, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Robert Mayes and wife, Linda W. Mayes, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, which is more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 33, on the Plan of Revised, Bell Forge Village III, Section Five, as shown on plat of record in Plat Book 6900, page 632, as amended in Book 7524, page 552 and Book 7809, page 936, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Melinda May Chain, by Deed of Record in Book 8187, page 873, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Restrictions recorded in Book 7224, page 209, Book 7461, page 530, amended in Book 7464, page 967, and Book 7508, page 659, and in any allied instrument(s) referred to in said restrictions; Restrictions contained in Book 6040, page 538, amended in Book 6350, page 858, and Book 6651, page 207; By-Laws of Bell Forge Village Homeowner's Association, Inc., of record in Book 6040, page 576; Amendment of Sewer Line Along Public Utility and Drainage Easement of record in Book 6859, page 672; Easement Agreement as set forth in instrument recorded in Book 7224, page 246; Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 7026, page 922, Book 9207, page 495, and Book 9207, page 499; Agreement for use of Dumpster Facility of record in Book 7224, page 195; Quitclaim Deed for Common Areas to Belle Forge Village Homeowner's Association of record in Book 7461, page 565, Book 7552, page 83, re-recorded in Book 7552, page 697; All matters shown on Plat recorded in Book 6900, page 632, amended in Book 7524, page 552; all matters of record in the Register's Office for Davidson County, Tennessee.

AS PART OF THE ABOVE CONSIDERATION, IT IS AGREED AND UNDERSTOOD that the above-named Grantees assume and agree to pay the remaining unpaid balance on a Promissory Note secured by a Deed of Trust of

Tennessee, payable according to the terms and conditions contained therein. The escrow account in connection with the said loan is hereby transferred to the Grantees herein.

This is improved property known as 507 Upsall Drive, Antioch, Tennessee 37013.

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 I do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 19th day of December, 1994.

Melinda May Chain

Melinda May Chain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Melinda May Chain, with whom I am personally acquainted or proved to me on sufficient evidence, and who acknowledged that she executed the foregoing instrument for the purposes contained therein as her free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of December, 1994.

THOMAS H. SCOTT NOTARY AT LARGE RUTHERFORD CO., TENN.

Thomas H. Scott

Notary Public

My Commission Expires: My Commission Expires NOV. 13. 1995

20487

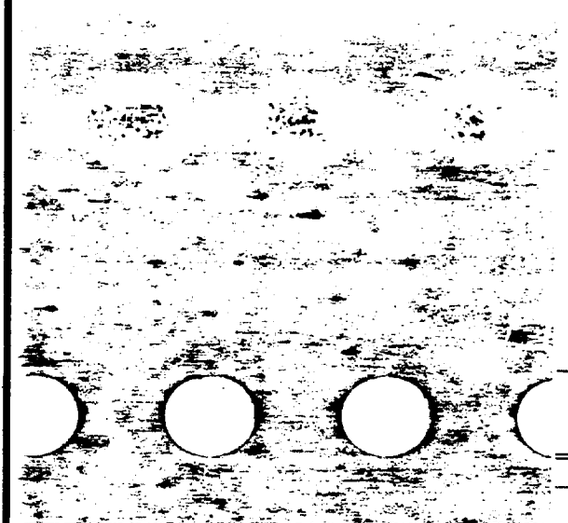
IDENTIFICATION REFERENCE

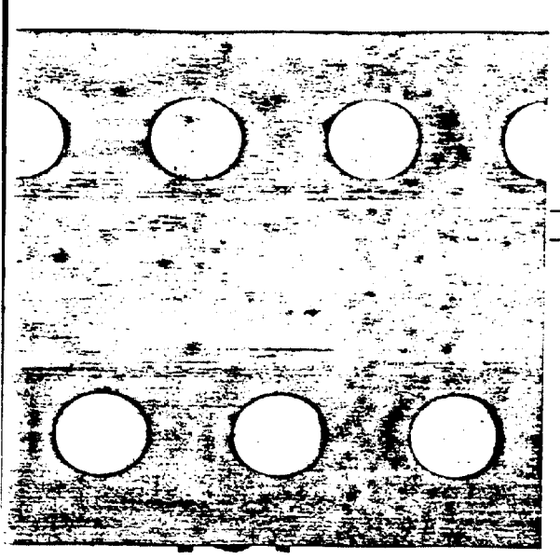
94 DEC 27 [illegible]

DAVIDSON COUNTY, TN.

PICK-UP

4634 12/27 1101 03CHECK 373.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9556 PG 24

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 98500.00
CON TX 364.45
PRFEE 1.00
WDEED 8.00
TOTAL 373.45
CHECK 373.45

12/27/94 01 15:15 0001 6634

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20487
IDENTIF. & REFERENCE

94 DEC 27 PM 3:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 866540