DOX 1

BOOK 9587 PG 83

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 95.

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernesto Carignan	Source One Mortgage Services Corporation	44-14-0
(NAME)	(NAME)	
228 Martingale Drive	27555 Farmington Road	012
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Farmington Hills, MI 48334-3357	4D 48310
(CITY) (STATE) (ZIP)	(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, Estate of Sherman L. Sherrill by: Jimmy Lee Sherrill, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernesto Carignan, unmarried

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. 228, Block 4, on the Map of Cumberland Terrace, Part 1 of record in Plat Book 1424, Page 49, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to S.L. Sherrill by deed of record in Book 2637, Page 389, and devised in Jimmy Lee Sherrill by Will Book 169, Page 910 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Jimmy Lee Sherrill by Roger Dale Sherrill as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9587, Page 82, in the Register's Office for Davidson County, Tennessee.

30952 IDENTIF. & REFERENCE

95 FEB -2 PM 2:48
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

9240 02/02 0101 03CHECK 249.13

unimproved (
This is improved (XX) property, known as 228 Martingale Drive, Old Hickory, TN 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 my hand this 31st day of January, 1995

Estate of Sherman L. Sherrill by: Jimmy Lee Sherrill, Executor

By: Jimmy Lee Sherrill by Roger Dale Sherrill Attorney-in-fact
Roger Dale Sherrill, Attorney-in-fact

DCTN01:WC

STATE OF TENNESSEE

COUNTY OF

BOOK 9587 PG 84

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Estate of Sherman L. Sherrill the within named bargainor, and corporation, and that he 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 Nashville Tenn. on this the 31st day of January 19 95 .

My commission expires October 9, 1995

_____

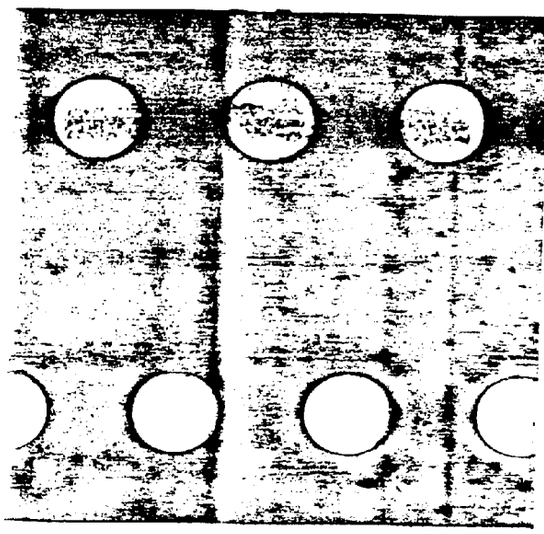
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this January 31, 1995 before me personally appeared Roger Dale Sherrill, the person who executed the foregoing instrument on behalf of Jimmy Lee Sherrill, and acknowledged that he executed the same as the free act and deed of the said Jimmy Lee Sherrill, through Power of Attorney granted him by the said Jimmy Lee Sherrill.

Commission Expires:10-9-95

Ken Holloway
Notary Public

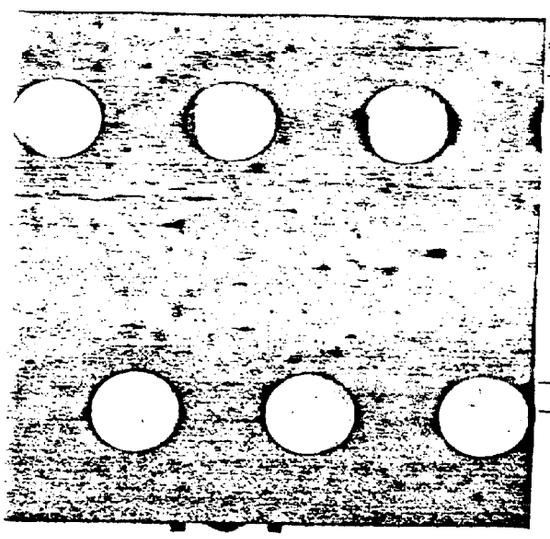


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9587 PG 85



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 64900.00
CON TX 240.13
PRFEE 1.00
WDEED 8.00
TOTAL 249.13
CHECK 249.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30952
IDENTIF. & REFERENCE

95 FEB -2 PM 2:48

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

No. 877994