B&B

This instrument prepared by:
Patricia Peay, Broker
The Buyer's Choice, Inc.
632 W. Old Hickory Boulevard
Madison, Tennessee 37115

BOOK 9596 PG 698

WARRANTY DEED

Address new owner as:	Send Tax Bills:	Map-Parcel
Wanda A. Darden	Same	148-8-127
321 Highway 76		
White House, Tennessee 37188		

FOR AND IN CONSIDERATION OF THE SUM OFF 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, Deborah A. Cox HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WANDA A. DARDEN 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. 103 on the Plan of Oakwood Terrace, Section II, as of record in Book 4460, pages 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING, the same property conveyed to Deborah A. Cox by deed from John E. Rollins and wife, Karen Rollins of record in Book 8689, Page 979, Register's Office for Davidson County, Tennessee.

BEING, the same property conveyed to Deborah A. Cox by quitclaim deed from Sally A. Hammons of record in Book 9589, Page 91, Register's Office for Davidson County, Tennessee.

This is residential property known as 4532 Xavier Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said Lot 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 et out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title of the said land 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 6th day of February, 1995.

Deborah Ann Cox

DEBORAH A. COX

IDENTIF. & REFERENCE 34663

95 FEB 16 AM 11:23

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah A. Cox with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 1995.

Patricia Peay
NOTARY PUBLIC

My Commission Expires:
11-25-95

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 58294.

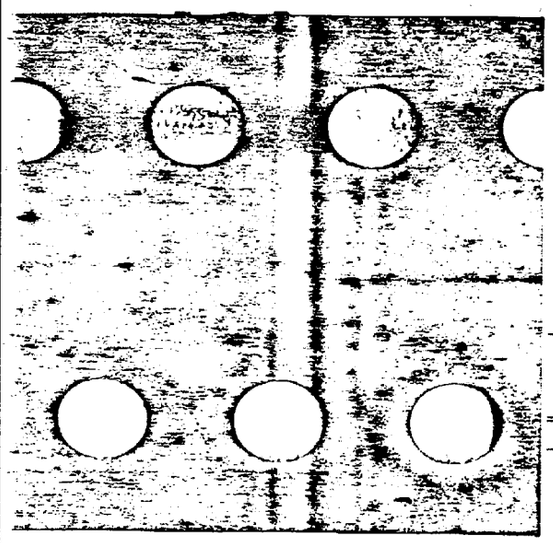
Deborah Ann Cox
AFFIANT

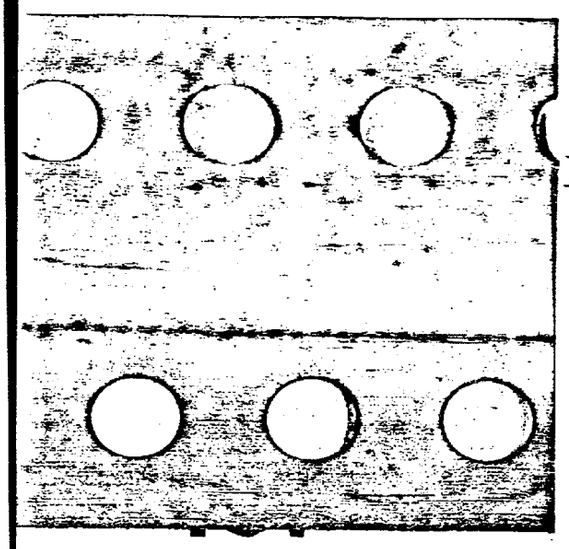
Subscribed and sworn to before me, this 6th day of February, 1995.

Patricia Peay
NOTARY PUBLIC

My commission expires:
11-25-95

2299 02/15 0101 03CHECK 30.46





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9596 PG 700

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 5802.94
CON TX 21.46
PRFEE 1.00
WDEED 8.00
TOTAL 30.46
CHECK 30.46

02/15/95 01 23:22 0001 2299

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34663
IDENTIF. & REFERENCE

95 FEB 16 AM 11:23

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 882004