9602

BOOK 9602 PG 322

Box 1

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 $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 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
John P. Robbins	Mortgage Resources, Inc.	98-05
(NAME) 5304 Hunters Point Court	(NAME) 404 BNA Drive, Suite 400	173
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37217	4D 91427
(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, Paul G. Middleton, Jr. and wife, Tanya E. Middleton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John P. Robbins, 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. 41B on the Plan of the Zone Lot Division of Lots 38, 41, and 43, Hunters Point Subdivision, of record in Plat Book 5200, Page 736, as amended in Plat Book 6250, Page 319, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Paul G. Middleton, Jr. by deed of record in Book 7837, Page 210, Register's Office for Davidson County, Tennessee.

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

Tanya E. Middleton joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

36611
IDENTIF. & REFERENCE

95 FEB 23 PM 2:47
REGISTER
DAVIDSON COUNTY, TN.

4391 02/23 0101 03CHECK 212.50

unimproved ( )
This is improved (XX) property, known as 5304 Hunters Point Court, Hermitage, TN 37076
(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 21st day of February, 1995

Paul G. Middleton, Jr.

Tanya E. Middleton

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9602 PG 323

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul G. Middleton, Jr. and wife, Tanya E. Middleton

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 21st day of Febtuary, 1995

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

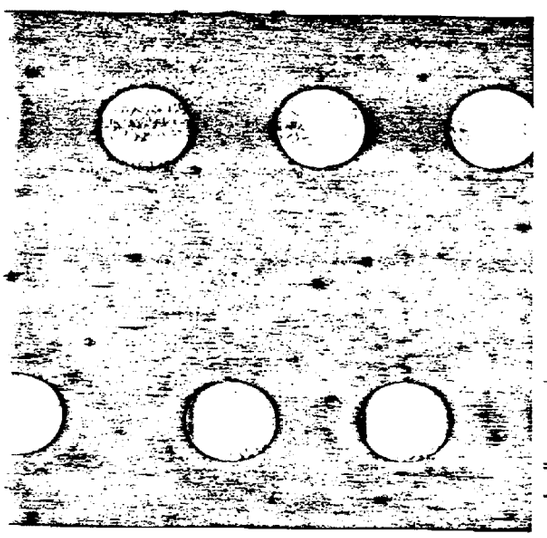
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

N01WC



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

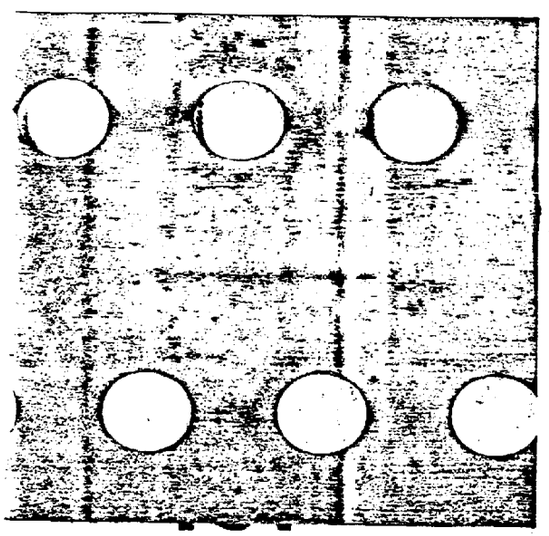
RECEIVED OF _____

FOR _____

BOOK 9602 PG 324

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



MAMT 55000.00
MOR TX 203.50
ERR CO
MOR TX 203.50-
VOID
MAMT 55000.00-
CAMT 55000.00
GEN TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36611
IDENTIFICATION REFERENCE

95 FEB 23 PM 2:47

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

02/23/95 01 14:46 0001 4391

No. 884078