BOOK 9627 PG 192

Bit 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 $ 79,409.00

Rita L. Westmoreland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March 1995.

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
Rita L. Westmoreland	Franklin American Mortgage Company	150-11
(NAME)	(NAME)	
3349 Township Road	214 Overlook Court, Suite 150	0138
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	2DX5884
(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, Wesley D. Roark and wife, Mary A. Roark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rita L. Westmoreland, 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 County, Tennessee, being Lot No. 199 on the Plan of Towne Village of the Country Section Three of record in Plat Book 5200, Pages 268 and 269, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wesley D. Roark and wife, Mary A. Roark by deed of record in Book 7806, Page 960, 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 Wesley D. Roark by Mary A. Roark as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9627, Page 191, in the Register's Office for Davidson County, Tennessee.

95 MAR 24 PM 1:41
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 45075

unimproved ( )
This is improved (XX) property, known as 3349 Township Road, Antioch, TN 37013
(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 our hands this 22nd day of March 1995

Wesley D. Roark

By: Wesley D. Roark — Mary A. Roark

Mary A. Roark, Attorney-in-fact — Mary A. Roark

by Mary A. Roark

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wesley D. Roark and wife, Mary A. Roark

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 22nd day of March 19 95.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

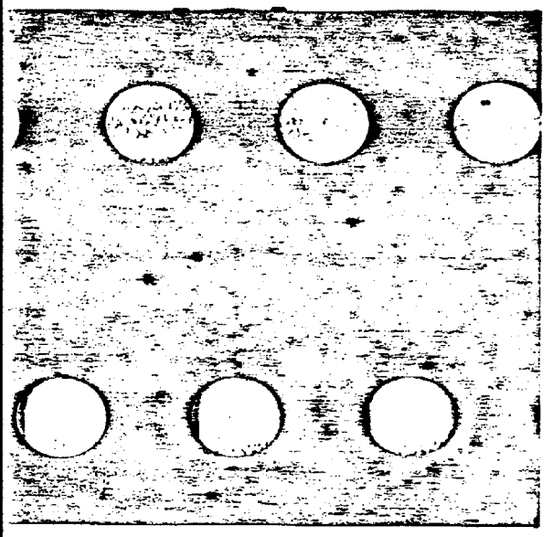
On this March 22, 1995 before me personally appeared Mary A. Roark, the person who executed the foregoing instrument on behalf of Wesley D. Roark, and acknowledged that she executed the same as the free act and deed of the said Wesley D. Roark, through Power of Attorney granted her by the said Wesley D. Roark.

Commission Expires:10-9-95

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

3727 03/24 0101)3CHECK 303.78



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

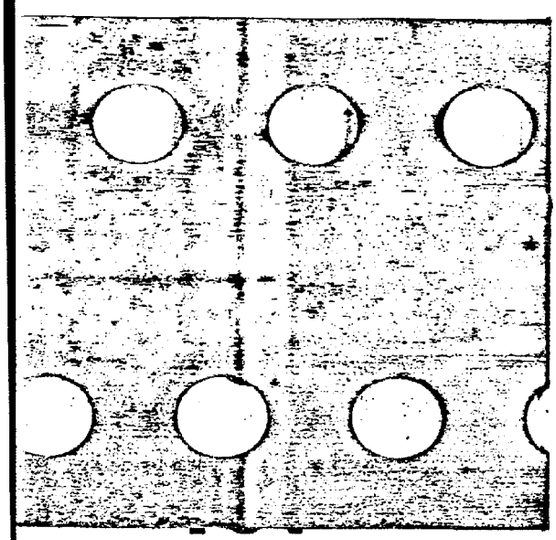
RECEIVED OF _____

FOR _____

BOOK 9627 PG 194

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	79400.00
CON TX	293.78
PRFEE	1.00
WDEED	8.00
TOTAL	302.78
CHECK	302.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/24/95 01 13:43 0001 3727

45075
IDENTIF: 4 REFERENCE

95 MAR 24 PM 1:41

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

No. 893287