47699

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Ralph D. Tubb
100 Scotts Creek Circle
Hermitage, TN 37076

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BOOK 9634 PG 346

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
75-12-A 1CO
FB No. 4D 92091

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Shane E. Williams and wife, Kristina E. Williams,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ralph D. Tubb,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 1 on the Revised Plan of Cedar Creek, Phase I, a Planned Unit Development, of record in Plat Book 6050, page 467, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Shane E. Williams and wife, Kristina E. Williams, by deed from Larry Powell, as of record in Book 8543, page 111, Register's Office for Davidson County, Tennessee.

This is improved property known as 100 Scotts Creek Circle, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7768, page 238, and Book 7945, page 901; By-Laws of Cedar Creek Homeowner's Association of record in Book 7768, page 258; and easements, covenants and conditions as shown on the Plan of record in Plat Book 6050, page 467, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Mortgagee.

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 30th day of March, 1995.

SHANE E. WILLIAMS

KRISTINA E. WILLIAMS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shane E. Williams and wife, Kristina E. Williams**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 30th day of March, 1995.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 1/30/99

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $ 81,400.00.

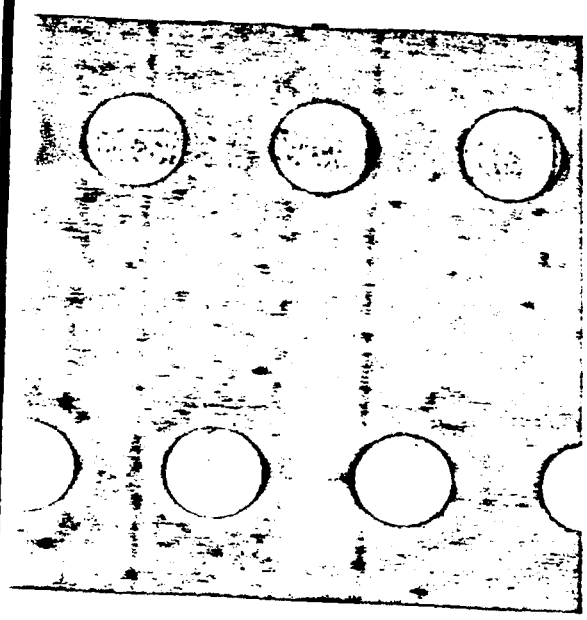
AFFIANT

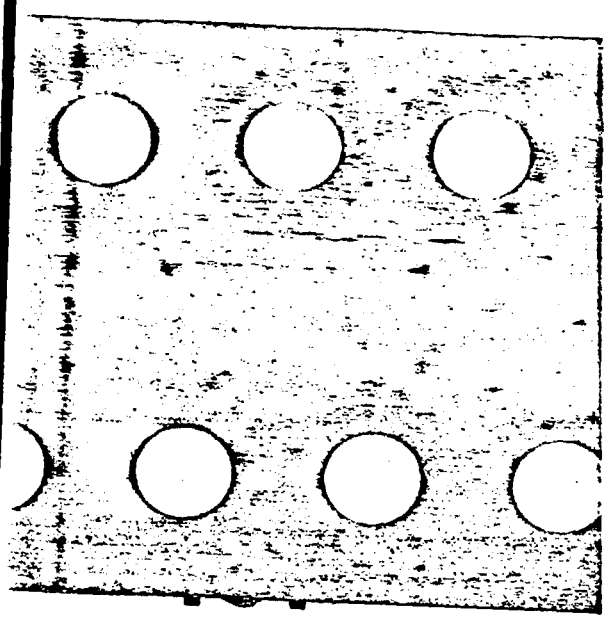
Subscribed and sworn to before me this 30th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 10/11/95

3560 04/03 2101 03CHECK 310.13





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9634 PG 348

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

DAMT $1400.00
CON TX 301.18
PRFEE 1.00
WDEED 8.00
TOTAL 310.18
CHECK 310.18

04/03/95 01 10:53 0001 6660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47699
IDENTIF. & REFERENCE

95 APR -3 AM 10:54
REGISTER
DAVIDSON COUNTY, TN.

No. 896191