This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9644 PG 121

ADDRESS NEW OWNER:
Ronald Bradley Creager
518 Highland View Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, Tennessee 37087

MAP AND PARCEL:
Map 75
Group 7
Parcel 279

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, I, Mary Valcarcel, a widow, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Ronald Bradley Creager, unmarried, 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. 3-A, on the Zone Lot Division of Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel Square, Section One, as of record in Book 6250, page 539, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more comlete description.
>
> This is the same description as the prior deed of record.
>
> Being the same property conveyed to Mary Valcarcel, a widow by deed from Resolution Trust Corporation, as Receiver for Metropolitan Federal Saving, dated May 6, 1995, as of record in Book 9352, page 288, Register's Office for Davidson County, Tennessee.

This is improved property known as 518 Highland View Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 6250, page 539; Book 6619, page 777, and Book 8030, page 757, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250, page 539, said Register's Office, including but not limited to a 30 foot minimum building setback line from Highland View Drive; a 2.5 X foot utility anchor easement located on the northeasterly corner of said lot; and a 10 foot easement for public utilities and drainage along the rear line(s) of said property.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ronald Bridley Creager, unmarried, his heirs and assigns, forever; and I, Mary Valcarcel, a widow, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, 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 the 7th day of April, 1995.

Mary Valcarcel

Mary Valcarcel

STATE OF FLORIDA)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Mary Valcarcel, a widow, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 7th day of April, 1995.

Kathryn J Cange

NOTARY PUBLIC

My Commission Expires: 3/12/99

KATHRYN J CANGE
My Commission CC444568
Expires Mar. 12, 1999
Bonded by ANB
800-852-5878

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 55,000.00.

Ronald Bradley Creasy
AFFIANT

Subscribed and sworn to before me
this 7th day of April, 1995.

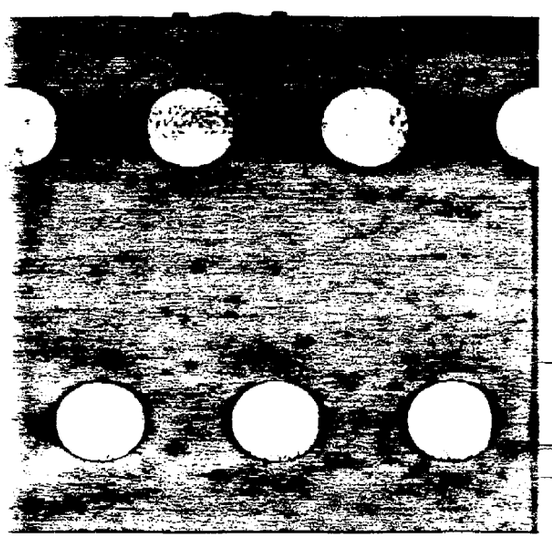
Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

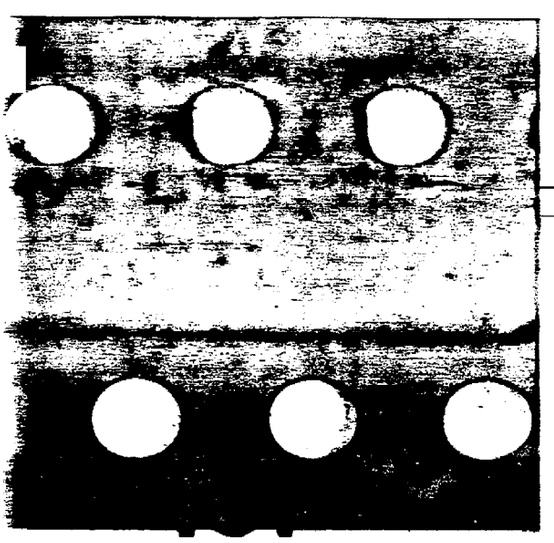


51026
IDENTIF. & REFERENCE

95 APR 13 AM 9:09
REGISTER
DAVIDSON COUNTY, TN.

1298 04/13 2101 03CHECK 216.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9644 PG 124

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	12.00
TOTAL	216.50
CHECK	216.50

04/13/95 01 09:09 0001 0298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51026
IDENTIF. # REFERENCE

95 APR 13 AM 9:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 899786