BOOK 9648 PG 41

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: 6-10-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 1161 MURFREESBORO ROAD, SUITE 505, NASHVILLE, TN

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
ROBIN R. BITTNER (NAME)	CENTURY MORTGAGE CORPORATION (NAME)	MAP 53-9
1297 CHEYENNE BLVD. (ADDRESS)	2 INTERNATIONAL DRIVE SUITE 507 (ADDRESS)	PARCEL 37
MADISON, TN 37115 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37217 (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, JAMES B. WALSH AND WIFE, LESLIE C. WALSH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBIN R. BITTNER AND WIFE, KATHY J. BITTNER

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, 107 on the Plan of Section 3, SEQUOIA VALLEY, of record in Book 4460, Page 83, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to James B. Walsh and wife, Leslie C. Walsh by deed from Chalres W. Seamon and wife Peggy C. Seamon of record in Book 6976, Page 93, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4598, page 384, said Register's Office; easement and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

95 APR 10 AM 10:35
REGISTER
DAVIDSON COUNTY, TN.

52599
IDENTIFICATION & REFERENCE

unimproved ( )
This is improved (X) property, known as 1297 CHEYENNE BLVD. MADISON, TN 37115
(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 hand s this 12th day of April 19 95

James B. Walsh
JAMES B. WALSH

Leslie C. Walsh
LESLIE C. WALSH

BOOK 9648 PG 42

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 JAMES B. WALSH AND WIFE, LESLIE C. WALSH

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 NASHVILLE, Tennessee, this 12th day of April, 19 95.

Commission expires 6-10-98

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 _____.

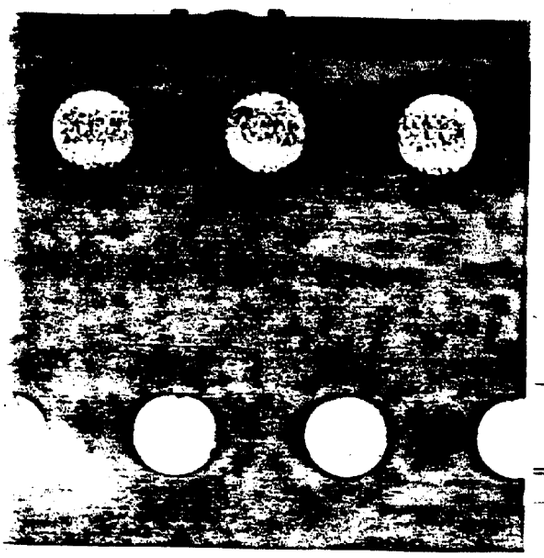
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

1999 04/13 0101 03CHECK

397.13



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

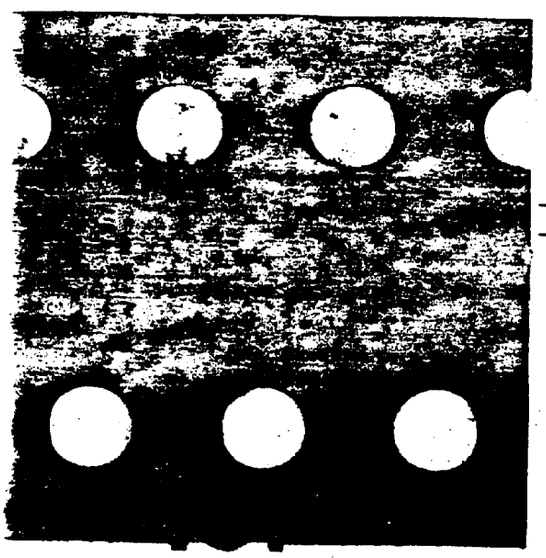
RECEIVED OF _____

FOR _____

BOOK 9648 PG 43

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 104900.00
CON TX 388.13
PRFEE 1.00
REC 8.00
TOTAL 397.13
CHECK 397.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/95 01 10:35 0001 1939

52599
IDENTIF. ↑ REFERENCE

95 APR 18 AM 10:35
REGISTER
DAVIDSON COUNTY, TN.

No. 901415