PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

BOOK 9657 PG 928

W & I Ref: (kd) Title No: 36302
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeffrey Sackett Patricia Sackett 113 Valley Green Drive Antioch, Tennessee 37013	America's Wholesale Lender 155 North Lake Avenue Pasadena, CA 91109

TAX MAP-PARCEL NUMBERS: 162-06-259

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tony Scott Thomas and spouse, Spicy Ellen Thomas,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Sackett and spouse, Patricia Sackett,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 31 on the plan of Valley Green, of record in Book 4460, Pages 96 and 97, Register's Office for said County.

SAID Lot No. 31 fronts 51.5 feet on the southwesterly margin of Valley Green Drive and extends back 178.05 feet on the northwesterly line and 170.1 feet on the southeasterly line to a broken line in the rear, measuring 118.6 feet thereon.

BEING the same property conveyed to Tony Scott Thomas and spouse, Spicy Ellen Thomas by deed from Charles R. Massey and spouse, Judith Massey of record in Book 8970, Page 513, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenant contained in instrument of record in Book 4622, Page 277, said Register's Office.

This is improved property, known as: 113 Valley Green Drive, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 1995.

Tony Scott Thomas
Tony Scott Thomas

Spicy Ellen Thomas
Spicy Ellen Thomas

BOOK 9657 PG 929

State of Tennessee
County of Davidson

On this 24th day of April, 1995, before me the undersigned authority, personally appeared **Tony Scott Thomas** and **Spicy Ellen Thomas**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 84900.00

Affiant

Sworn and subscribed before me on the 24th day of April, 1995.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/16/95

My Commission Expires:

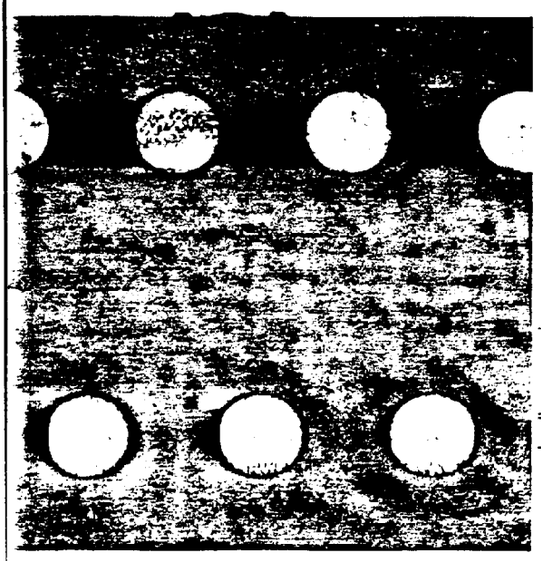
Notary Public

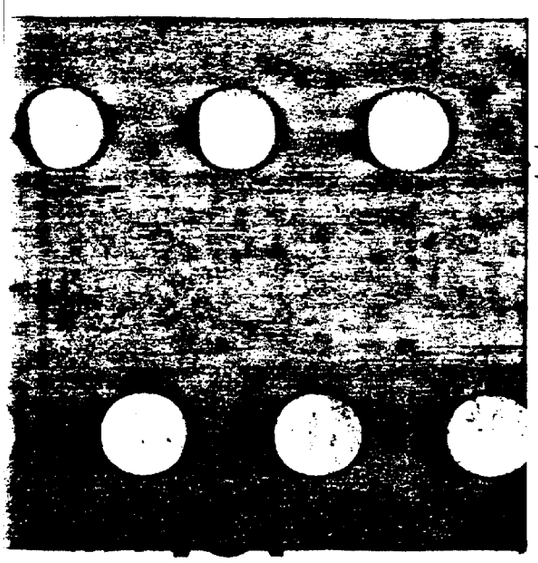
55928
IDENTIF. & REFERENCE

95 APR 28 PM 2:11
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

5674 04/28 0101 03CHECK 323.13

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





RECEIVED OF _____

FOR _____

BOOK 9657 PG 930

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	84900.00
			CON TX	314.13
			PRFEE	1.00
			WDEED	8.00
			TOTAL	323.13
			CHECK	323.13
04/28/95	01		14:11 0001	5674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55928
IDENTIF. ↑ REFERENCE

95 APR 28 PM 2:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 905111