BOOK 9712 PG 548

Bk 7

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 19 95

JACQUELYN BREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires March 27, 1999

Notary Public

MY COMMISSION EXPIRES: LATELY

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOHN ABERNATHY	First Trust Mortgage Company	MAP 128-07-0-A
(NAME)	(NAME)	
7730 Sawyer Brown Road	6525 Quail Hollow Road	PARCEL 008co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38120	FB #08D-65276
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, SCOTT C. HINES and wife, ASHLYN P. HINES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN ABERNATHY and wife, JEANNE BROOKS

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. 8 on the Plan of Glenwood Trace, Section I, a Planned Unit Development, as of record in Book 6900, Page 359, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Scott C. Hines and wife, Ashyln P. Hines, by Deed from Jack L. Wallin and spouse, Tammara L. Wallin, of record in Book 9131, Page 585, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Glenwood Trace, of record in Book 7253, Page 578, Register's Office for Davidson County, Tennessee; By-Laws of Glenwood Trace Homeowners' Association, Inc., of record in Book 7325, Page 18, said Register's Office; easements 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 Grantees herein.

THIS instrument is being executed in behalf of Scott C. Hines pursuant to a Power of Attorney executed by him on the 16th day of June, 1995, and being filed for record simultaneously herewith.

5089 06/26 0101 03CHECK 526.63

unimproved ( )
This is improved (X) property, known as 7730 Sawyer Brown Road, Nashville, TN 37221
(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 19th day of June, 19 95

SCOTT C. HINES
By: Scott C. Hines by Ashlyn P. Hines
ASHLYN P. HINES, ATTORNEY-IN-FACT

Ashlyn P. Hines
ASHLYN P. HINES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 9712PG549

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ASHLYN P. HINES

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 instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 19th day of June, 1995.

Commission expires _____

Jacque L. Freeze
Notary Public

JACQUE L. FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires March 27, 1999

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 WILLIAMSON)

On this 19th day of June, 1995, before me personally appeared ASHLYN P. HINES, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SCOTT C. HINES, and acknowledged that she executed the same as the free act and deed of the said SCOTT C. HINES.

My Commission Expires: 3/16/99

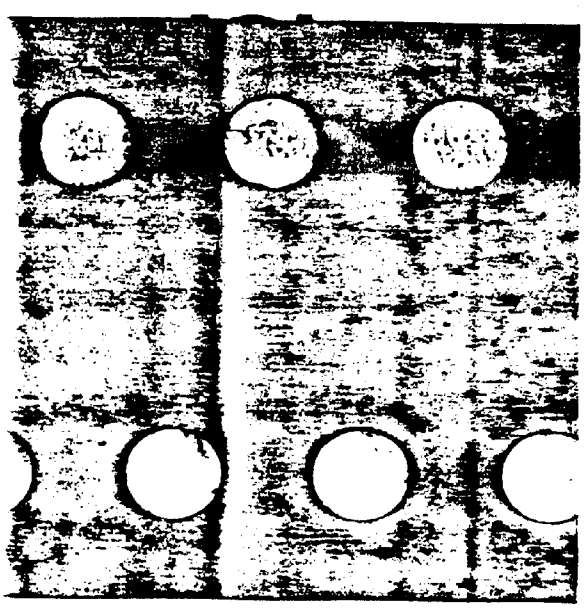
Jacque L. Freeze
Notary Public

JACQUE L. FREEZE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires March 27, 1999

IDENTIF. ↑ REFERENCE 007353

95 JUN 26 PM 3:14

FELIX Z. [illegible] III REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

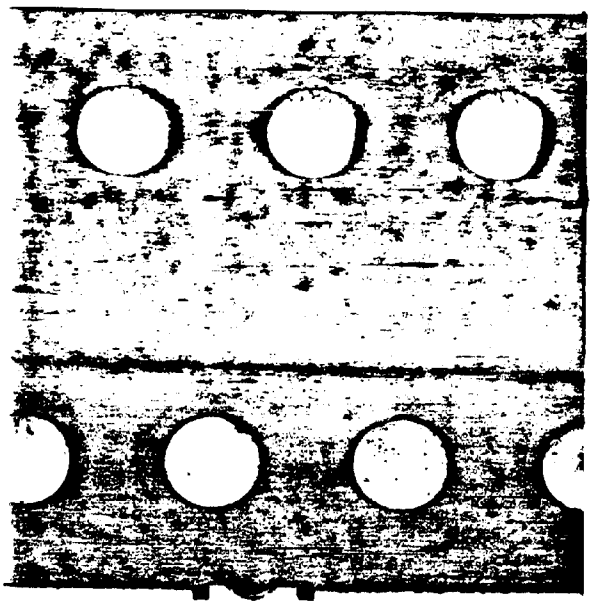
RECEIVED OF _____

FOR _____

BOOK 9712 PG 550

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 139900.00
CON TX 517.63
PRFEE 1.00
WDEED 8.00
TOTAL 526.63
CHECK 526.63

06/26/95 01 15:14 2001 5089

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0073553
IDENTIF. ↑ REFERENCE

95 JUN 26 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 924288