BOOK 9736PG303

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

ADDRESS NEW OWNER:
Timothy J. Mix, et ux
4815 Quail Hollow Road
Old Hickory, TN 37138

MORTGAGEE:
Sterling Bank & Trust
One Oakland Towne Square
17th Floor
Southfield, MI 48076

SEND TAX BILLS:
Mortgagee

MAP-PARCEL:
Map 64-4
Parcel 80
FB No. 4D 90606

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Donna M. Bonee-Lee**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Timothy J. Mix and wife, Carole B. Mix**, 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:

> Being Lot No. 1B, on the plan of the Zone Lot Division of Lots 1, 2 and 28, Lake Country, as of record in Book 5800, pages 298 and 307, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. (This description is the same as that contained in the prior deed in the chain of title and contains surplus information. The actual description of the property is Lot No. 1B on the plan of the Zone Lot Subdivision of Lot 1, Lake Country, as of record in Book 5800, page 298, Register's Office for said County.)
>
> Being the same property conveyed to Donna M. Bonee-Lee, by deed from Peggy K. Hooper, as of record in Book 7703, page 538, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Capitol Mortgage Corporation of record in Book 6209, page 26, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantees, as is the hazard insurance.
>
> Robert E. Lee, spouse of Donna M. Bonee-Lee, joins in this conveyance to transfer any marital interest he may have in the subject property.

This is improved property known as 4607 Woodview Circle, Old Hickory, Tennessee 37138.

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 6095, page 656, and Book 6198, page 474, and easements, covenants and conditions as shown on the Plan of record in Plat Book 5200, page 493, and Plat Book 5800, page 298, 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 20th day of July, 1995.

Donna M. Bonee-Lee
DONNA M. BONEE-LEE

Robert E. Lee
ROBERT E. LEE

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 **Donna M. Bonee-Lee and husband, Robert E. Lee**, 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 20th day of July, 1995.

Teresa L. Hayes
NOTARY PUBLIC

TERESA L. HAYES 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 $ 47652.00.

Carole B Mink
AFFIANT

Subscribed and sworn to before me this 20th day of July, 1995.

Teresa L. Hayes
NOTARY PUBLIC

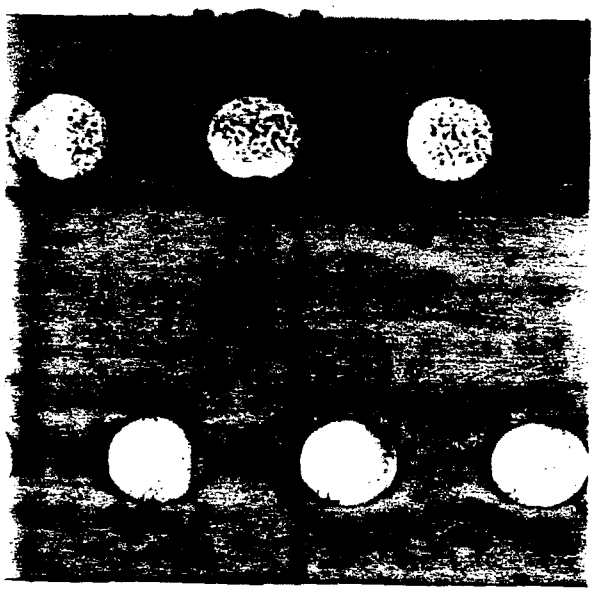
TERESA L. HAYES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 1/30/99

00808 1
IDENTIF. & REFERENCE

FILED & RECORDED
DAVIDSON COUNTY
JUL 21 AM 8:51

3107 07/21/95 03CHECK 195.32



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

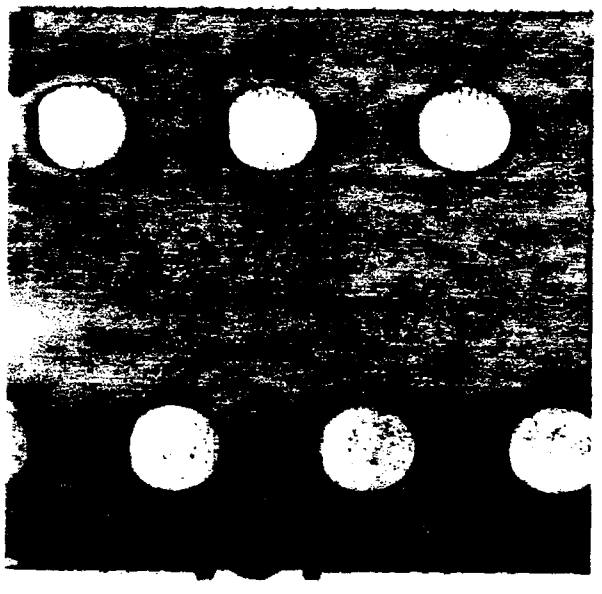
FOR _____

BOOK 9736PG305

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 47652.00
CON TX 176.32
PRFEE 1.00
MDEED 8.00
TOTAL 185.32
CHECK 185.32
07/21/95 01 08:52 0001 3107



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

D0080837
IDENTIF. # REFERENCE

95 JUL 21 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 932193