BOOK 9749 PG 285

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Woodard and Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $120,400.00

Cathy L. Hance Fulton
Affiant

Sworn to and subscribed before me on this the 28th day of July, 1995.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
CATHY L. HANCE FULTON
1876 Merritt Street
Old Hickory, Tennessee 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 53-6-B-145

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, J&M Homebuilders, Inc., hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto CATHY L. HANCE FULTON, unmarried, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 59, as shown on the Plan of Phase 4B,, Waterford Subdivision, of record in Plat Book 7900, Page 770, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to J&M Homebuilders, Inc., a Tennessee Corporation, by deed from Waterford Associates, L.P., a Tennessee limited partnership, of record in Book 9648, page 106, Register's Office for Davidson County, Tennessee.

This is improved property known as 1876 Merritt Street, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, their her and assigns, forever; and we do covenant with the said GRANTEE 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, except as follows:

1) 1995 taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Book 7900, page 770, Register's Office for Davidson County, Tennessee.

3) All restrictions and easements of record.

And GRANTORS do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 28th day of July, 1995.

J&M HOMEBUILDERS, INC.

BY: Joe L. Wall Pres

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, A Notary Public of the State and County aforesaid, personally appeared, Joe L. Wall, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself/~~herself~~ President or other officer authorized to execute the instrument on behalf of J&M HOMEBUILDERS, INC., the within named bargainor, a corporation, and that he/~~she~~ as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/~~herself~~ as President.

WITNESS my hand and official seal at Old Hickory, this the 28th day of July, 1995.

Charles P. Cobb
NOTARY PUBLIC

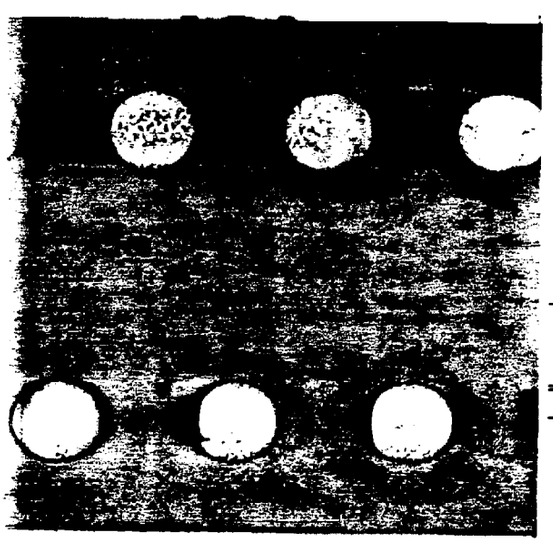
My Commission Expires: 3-27-99

0085191
IDENTIF. ← REFERENCE

95 AUG -2 PM 12:27
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7728 08/02 0101 03CHECK 454.48

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



RECEIVED OF _____

FOR _____

BOOK 9749 PG 287

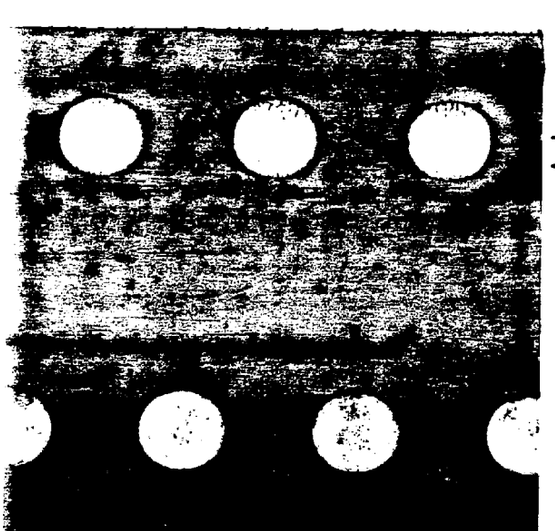
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 120400.00
CON TX 445.48
PRFEE 1.00
WDEED 8.00
TOTAL 454.48
CHECK 454.48

08/02/95 01 12:38 0001 7798

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



008519
IDENTIF. ← REFERENCE

95 AUG -2 PM 12:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 936830