BOOK 9756PG126

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,934.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 1995

Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $_____.

AFFIANT

Subscribed and sworn to before me this 31st day of Aug., 1995.

NOTARY PUBLIC

This Instrument Prepared By: Jack E. Seaman, Attorney, The Tower, Suite 2704, 611 Commerce Street, Nashville, Tennessee 37203 (615) 255-0033

Address of New Owner As Follows	Send Tax Bills To:	Map and Parcel Numbers
Joseph Matthew Weathers 243 Lakeview Circle Mt. Juliet, TN 37122	American Home Funding 2812 Emerywood Pkwy. Richmond, VA 23294	MAP 84 - 10 PARCEL 37 3DZ-44550

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Albert Terwilliger, III, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Joseph Matthew Weathers, hereinafter called the Grantee, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 311 on the Plan of Maple Crest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 311 fronts 85 feet on the northeasterly margin of Maple Crest Drive and extends back 150 feet on the northerly line and 158 feet on the southerly line to a dead line in the rear measuring 69.0 feet thereon.
>
> Being the same property conveyed to Albert Terwilliger, III by Deed from Michael J. Aldrich and wife, Donna L. Aldrich, of record in Deed Book 9424, Page 513, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 2015, Page 19, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Kathleen Marie LaPalombara to Commerce Union Bank (now being serviced by American Home Funding) dated August 15, 1986 with an approximate unpaid balance of $45,900.00, of record in Trust Book 6954, page 207, of said Register's Office, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

Tammy L. Terwilliger, wife of Albert Terwilliger, III, joins in this conveyance to convey any and all interest she may have in said property including but not limited to her marital interest.

This is improved property known as 2212 Maple Crest Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of August, 1995.

Albert Terwilliger III
ALBERT TERWILLIGER, III

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9756 PG 128

On this 3rd day of August, 1995, before me personally appeared Albert Terwilliger, III, to me known to be the person (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My Commission Expires: 5-24-97

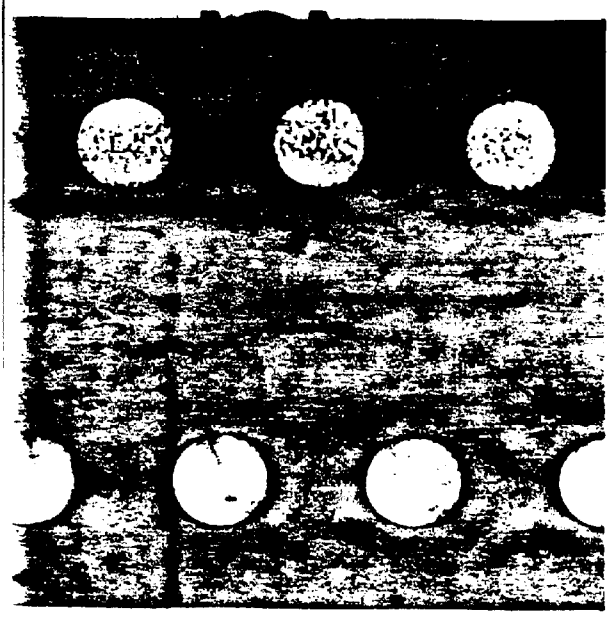
0087285
IDENTIF. ↑ REFERENCE

95 AUG -8 AM 11:36

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

PICK-UP

0075 08/08 0101 03CHECK 193.93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

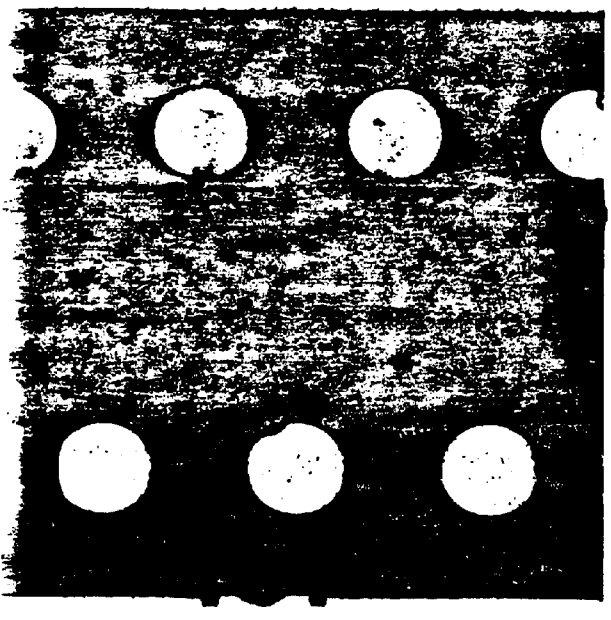
RECEIVED OF _____

FOR _____

BOOK 9756PG129

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 48934.08
CON TX 180.93
PRFEE 1.00
MDEED 12.00
TOTAL 193.93
CHECK 193.93

08/08/95 01 11:37 0001 0075

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0087285
IDENTIF. ↑ REFERENCE

95 AUG -8 AM 11:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.939091