BOOK 9759 PG 508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

95-1253

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,900.00

Ronald T Rowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 19 95

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

mail

**THIS INSTRUMENT WAS PREPARED BY**
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Ronald T. Rowe | Collateral Mortgage, Ltd. | 52-3 |
| (NAME) | (NAME) | |
| 311 Manzano Road | 1900 Crestwood Blvd. | 179 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Madison, TN 37115 | Birmingham, AL 35210 | |
| (CITY) (STATE) (P.O. 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, J & M Homebuilders, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald T. Rowe and wife, Karen L. Rowe

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. 1 on the Final Plat of Manzano Estates, of record in Plat Book 8250, page 345, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to J & M Homebuilders, Inc., a Tennessee corporation, by deed of record in Book 9542, page 596, Register's Office for Davidson County, Tennessee.

95 AUG 11 AM 8:33
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

0088346
IDENTIF. & REFERENCE

This is improved property known as 311 Manzano Road, Madison, TN 37115

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 his hand this 9th day of August, 19 95.

J & M Homebuilders, Inc.
Joe L. Wall
Joe L. Wall, President
President

95-1253

BOOK 9759 PG 507

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe L. Wall as such President and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 9th day of August, 19 95.

My commission expires 5/23/98

Notary Public Janis L. Duree

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

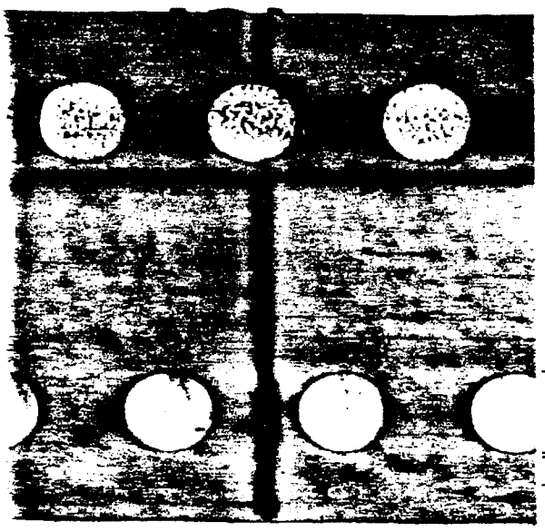
J & M Homebuilders, Inc., a Tennessee Corporation

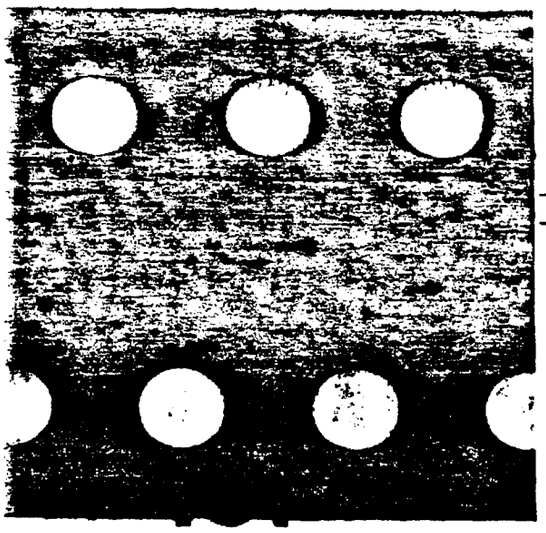
the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of August, 19 95.

My commission expires 5/23/98

Notary Public Janis L. Duree

1236 08/11 0101 03CHECK 289.83





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 9759 PG 508

| | | |
|---|---|---|
| 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 75900.00 | |
| | | | MOR TX 280.83 | |
| | | | ERR CO | |
| | | | MOR TX 280.83- | |
| | | | CON TX 280.83 | |
| | | | PRFEE 1.00 | |
| | | | WDEED 8.00 | |
| | | | TOTAL 289.83 | |
| | | | CHECK 289.83 | |

08/11/95 01 00133 0001 1236

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0088346
IDENTIF. ↑ REFERENCE

95 AUG 11 AM 8:33

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 940234