BOOK 9776 PG 171 Box 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,183.95

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: October 9, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Gullick	Real Estate Financing, Inc.	150-7
(NAME)	(NAME)	
204 New Towne Court	605 South Perry Street	58
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Montgomery, AL 36101	02DX04689
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ralph W. Pace and wife, Melinda A. Pace

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Gullick

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. 65 on the Plan of Towne Village of The Country, Section One of record in Plat Book 5200, Pages 55 and 56, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ralph W. Pace and wife, Melinda A. Pace by deed of record in Book 8577, Page 352, Register's Office for Davidson County, Tennessee.
This conveyance is subject to any and all existing restrictions and easements of record.
This instrument is executed on behalf of Melinda A. Pace by Ralph W. Pace as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 9776, Page 170, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Bailey Mortgage Company of record in Book 7412, Page 384, re-recorded in Book 7443, page 833 and amended in Book 7750, page 401, said Register's Office with a present unpaid balance of approximately $63,683.95, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.
The grantee assumes the personal obligation of the grantor and/or original mortgagor under the terms of the Note and any instrument, regulations or laws creating the loan to indemnify the Department of Veterans Administration or Federal Housing Administration to the extent of any claim of payment arising from the guaranty or insurance of the indebtedness.

unimproved ( )
This is improved (XX) property, known as 204 New Towne Court, Antioch, TN 37013
(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 hands this 28th day of August 1995

Melinda A. Pace

Ralph W. Pace

By: Ralph W. Pace

Ralph W. Pace

Ralph W. Pace, Attorney-in-fact

DCTN01WC

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9776 PG 172

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph W. Pace

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Antioch, Tennessee, this 28th day of August 19 95

Commission expires October 9, 1995

Notary Public

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 DAVIDSON

On this August 28, 1995 before me personally appeared Ralph W. Pace, the person who executed the foregoing instrument on behalf of Melinda A. Pace, and acknowledged that he executed the same as the free act and deed of the said Melinda A. Pace, through Power of Attorney granted him by the said Melinda A. Pace.

Notary Public

My Commission Expires: 10/9/95

IDENTIFICATION REFERENCE

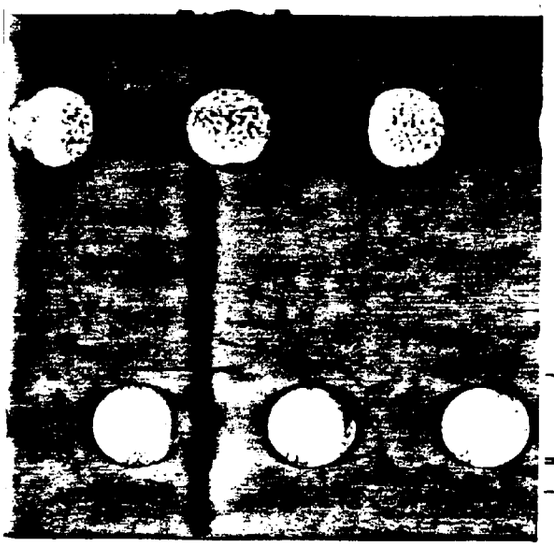
95 AUG 29 AM 10:03

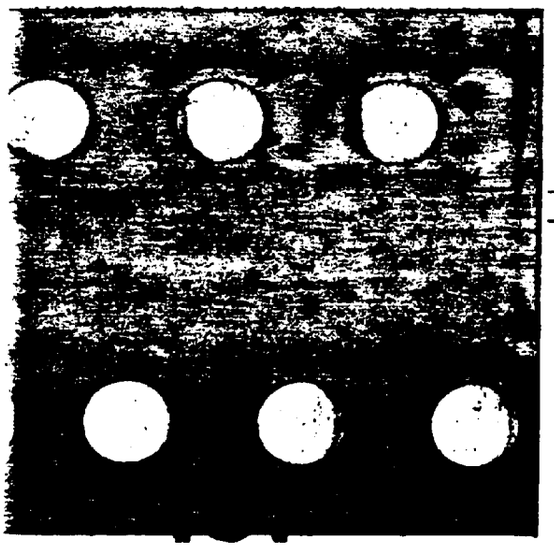
REGISTER

7601 08/29 0101 03CHECK

301.98

DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9776 PG 173

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	79183.95
			CON TX	292.98
			PRFEE	1.00
			MDEED	8.00
			TOTAL	301.98
			CHECK	301.98
08/29/95	01		10:03 0001	7601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0094197
IDENTIF. # REFERENCE

95 AUG 29 AM 10:03
REGISTER
DAVIDSON COUNTY, TN.

No. 946530