BOOK 9789 PG 824 FILE BOX 45

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 $ 59,800.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 95.
Notary Public
MY COMMISSION EXPIRES: ~~October 9, 1995~~ 5/24/97
(AFFIX SEAL)

NOTARY PUBLIC

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
Stephanie R. Renee Leach (NAME)	First American National Bank (NAME)	149-01-0-A
2134 Mullen Circle (ADDRESS)	First American Center (ADDRESS)	028
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashille, TN 37237 (CITY) (STATE) (ZIP)	2DX7494

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, Phillip Craig Mauldin and wife, Kristi M. Mauldin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie R. Renee Leach, unmarried

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. 28A on the Plan of Zone Lot Division of Lot 28, Mullen Valley Phase II, P.U.D. of record in Plat Book 6900, Page 876, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Phillip Craig Maulding and wife, Kristi M. Mauldin by deed of record in Book 7810, Page 76, Register's Office for Davidson County, Tennessee.

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

IDENTIF. ↑ REFERENCE 0098521

95 SEP -8 PM 2:54
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

3179 09/08 0101 03CHECK 230.26

unimproved ( )
This is improved (XX) property, known as 2134 Mullen Circle, 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 31st day of August 1995

Phillip Craig Mauldin

Kristi M. Mauldin

DCTN01WC

FILE BOX 45

BOOK 9789 PG 825

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip Craig Mauldin, and wife, Kristi M. Mauldin

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 31st day of August 19 95

Commission expires October 9, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

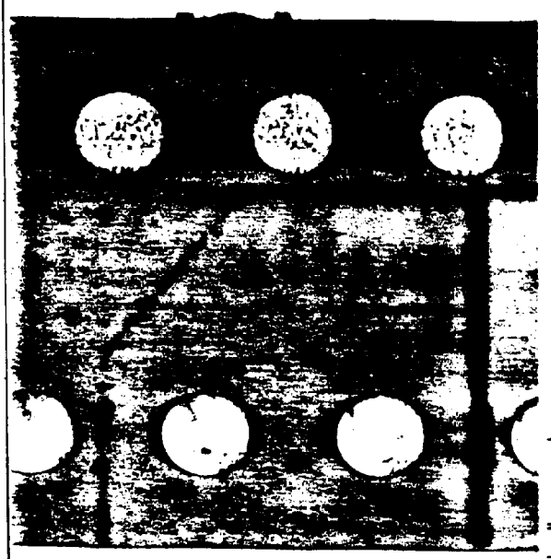
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

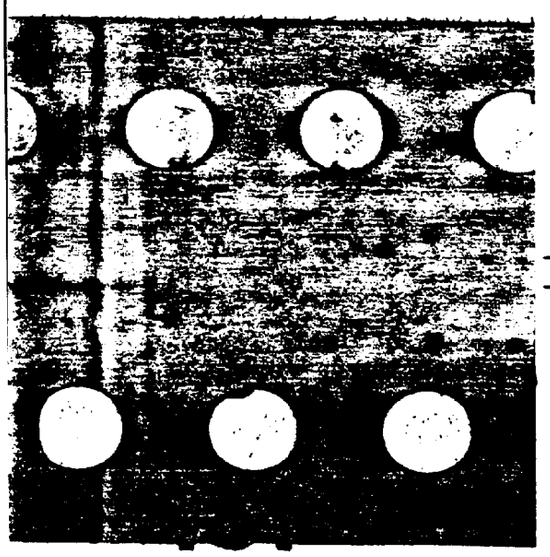
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

DCTN01WC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9789 PG 826

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 59800.00
CON TX 221.26
PRFEE 1.00
WDEED 8.00
TOTAL 230.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 230.26

09/08/95 01 14:56 0001 2178

0098521
IDENTIF. & REFERENCE

95 SEP -8 PM 2:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 951058