mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

RICHARD WILSON AND WIFE, JEAN WILSON
3201 Hwy 31W South
White House, TN 37188

SEND TAX BILLS TO:

BANKAMERICA MORTGAGE
P.O. BOX 26388
RICHMOND, VA 23260-6388

MAP/PARCEL NUMBER:

MAP 26-7, PARCEL 15

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS 68,475.60.

Richard Wilson
AFFIANT

Subscribed and sworn to me, this the 14th day of NOVEMBER, 1995.

Denise C. Ellis
Notary Public
My commission expires: 5-11-96

DENISE C. ELLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

95 NOV 16 AM 8:52
FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0123536
IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, including a certain indebtedness from SUSANNE H. STILL, UNMARRIED, TO J.R. CANNON, TRUSTEE, as evidenced by a Deed of Trust of record in Book 7092, page 630, said Register's Office, the liability for which the Grantees hereby expressly assume and hold Grantor harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, I, SUSANNE H. STILL KOELLEIN, A MARRIED WOMAN, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD WILSON AND WIFE, JEAN WILSON, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 124 CHAMPNEY COURT, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns

forever. I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

MAYHEW F. KOELLEIN, husband of Susanne H. Still Koellein, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described in Exhibit "A" attached hereto, marital or otherwise.

WITNESS OUR HANDS this 14 day of NOVEMBER, 1995.

Susanne H. Still Koellein
SUSANNE H. STILL KOELLEIN

Richard Wilson
RICHARD WILSON

Jean Wilson
JEAN WILSON

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSANNE H. STILL KOELLEIN AND HUSBAND, MAYHEW F KOELLEIN, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 14 day of NOVEMBER, 1995.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD WILSON AND WIFE, JEAN WILSON, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 14 day of NOVEMBER, 1995.

Denise C. Allis
notary public

DENISE C ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

My commission expires: 5-11-96

[illegible] 11/16/1995 03:01 [illegible] 266.50

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 60 on the Resubdivision of Windsor Green, Phase I, Section 2, Lots 49-72, of record in Book 6200, page 349, Register's Office for Davidson County, Tennessee.

BEGINNING at a point at the North end of Champney Court, the common corner of Lots 59 and 60, thence North 48 degrees 53 minutes 16 seconds West 40.89 feet to a point, thence North 37 degrees 41 minutes 23 seconds West 78.17 feet to a point, thence North 53 degrees 30 minutes 45 seconds East 59.85 feet to a point, thence South 21 degrees 11 minutes 23 seconds East 122.93 feet to a point in the North margin of Champney Court, the common corner between Lots 60 and 61, thence Southwesterly around a curve along said margin 17.16 feet to the beginning.

Being the same property conveyed to Susanne H. Still, unmarried, by Warranty Deed from Randall Phillips Builders, Inc., of record in Book 7092, page 627, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

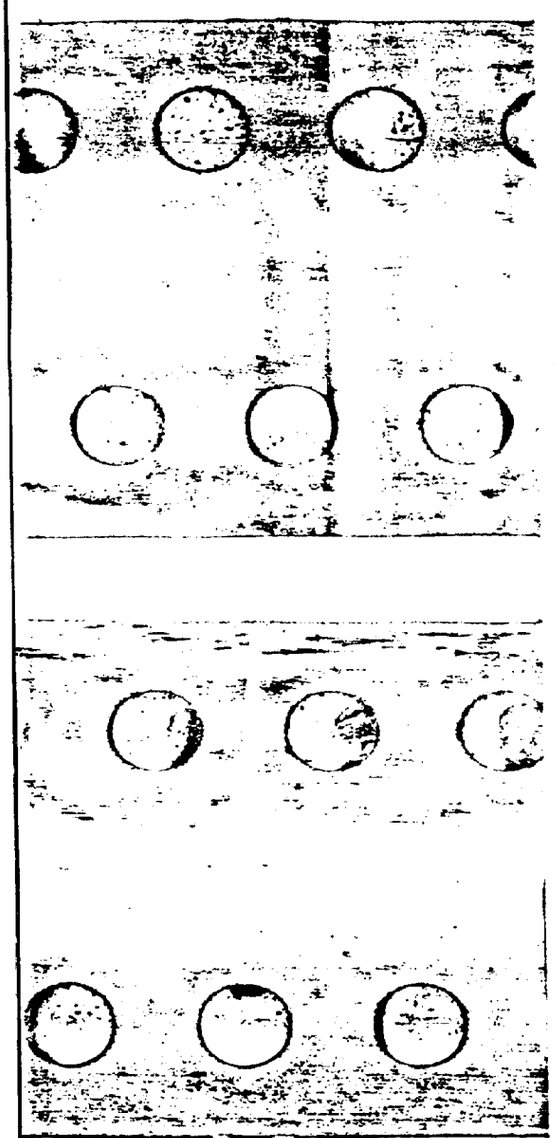
1. County and City of Goodlettsville real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 6200, page 349, said Register's Office, which plan includes an Owner's Certificate, a 20-foot minimum building setback line and a 20-foot public utility and drainage easement from Champney Court, a 10-foot drainage easement along the easterly line and a 20-foot minimum building setback line along rear of said lot.

3. Deed of Trust from Susanne H. Still, unmarried, to J.R. Cannon, Trustee, of record in Book 7092, page 630, said Register's Office, to secure to Commerce Union Bank the payment of one note dated January 2, 1987, in the original principal amount of $62,100.00, due and payable as set forth therein.

4. Restrictive covenants contained in instrument of record in Book 6406, page 929 and 942, said Register's Office.

5. Survey by Kevin Tucker & Associates, Inc., dated December 23, 1986, shows the concrete drive servicing the subject lot crosses the 20-foot public utility and drainage easement along the front line.



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

RECEIVED OF _____

FOR _____

BOOK 9861 PG 301

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 68475.60
CON TX 253.36
PRFEE 1.00
WDEED 12.00
TOTAL 266.36
CHECK 266.36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0123536
IDENTIF. & REFERENCE

95 NOV 16 AM 8:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 977537