BOOK 9862 PG 200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

95-1319

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Anthony E. Hartsell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November, 19 95.

James L. Duree
Notary Public James L. Duree

MY COMMISSION EXPIRES: 5/23/98

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
Anthony E. Hartsell	Source One Mortgage Services Corp.	43-12
(NAME)	(NAME)	
126 Vandiver Drive	27555 Farmington Road	56
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Farmington Hills, MI 48334-3357	11D 51920
(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 Anthony E. Hartsell and wife, Lori M. Hartsell

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:

See exhibit A attached hereto and made a part hereof.

95 NOV 17 AM 8:28
FELIX Z. BRASCUM REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0123851

This is improved property known as 126 Vandiver Drive, 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 16th day of November, 19 95.

J & M Homebuilders, Inc.

H. Mike Suggs, Secretary

Secretary

95-1319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared H. Mike Suggs 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 Secretary and _____ respectively of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that (he / they) as such Secretary 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 H. Mike Suggs as such Secretary and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 16th day of November, 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 16th day of November, 19 95.

My commission expires 5/23/98

Notary Public Janis L. Duree

BOOK 9862 PG 202

File No.: 95-1319

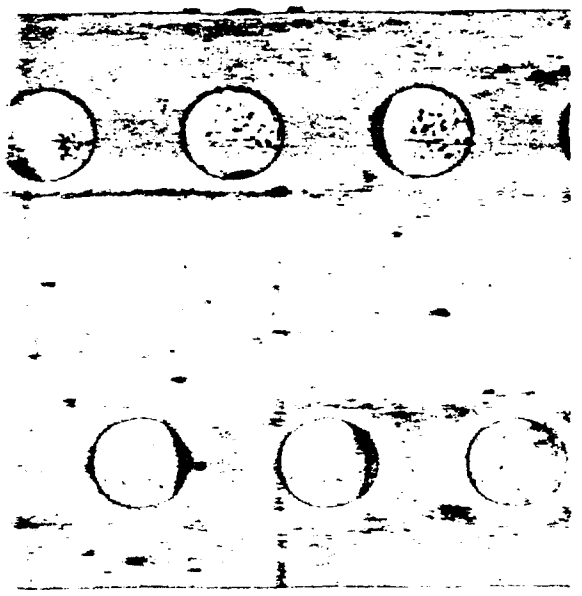
ATTACHMENT

Being a parcel of land situated in the Second Civil District of Metropolitan-Nashville, Davidson County, Tennessee, and being a part of the East Part of Lot No. 9, Vandiver Subdivision (not of record) and being more particularly described as follows, according to a survey by R. L. Montoya Land Surveying, Inc.

Beginning at an iron rod in the northeasterly margin of Vandiver Drive and being the most southwesterly corner for this herein described parcel; thence leaving said margin North 53 degrees 20 minutes 48 seconds East and passing a witness rod at 107.10 feet for a total distance of 178.50 feet to a point in the southwesterly boundary of the Dept. of U.S. Army Corps of Engineers Property (Cumberland River); thence running with said boundary line South 45 degrees 06 minutes 27 seconds East 50.55 feet to a point; thence South 53 degrees 20 minutes 48 seconds West and passing a witness rod at 71.40 feet for a total distance of 185.60 feet to an iron rod in the northeasterly margin of Vandiver Drive; thence running with said drive North 37 degrees 02 minutes West 50.00 feet to the point of beginning.

Being part of the same property conveyed to J & M Homebuilders, Inc., a Tennessee corporation, by deed of record in Book 9656, page 128, Register's Office for Davidson County, Tennessee.

9332 11/17 0101 03CHECK 304.93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9862 PG 203

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

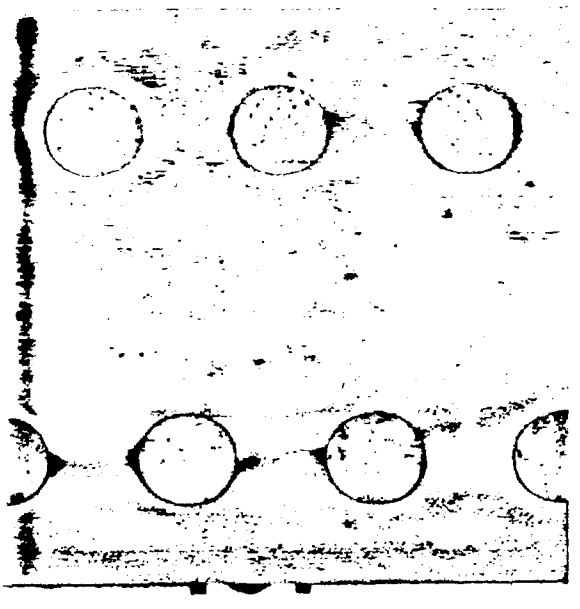
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78900.00
CON TX 291.93
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
TOTAL 304.93
CHECK 304.93

11/17/95 01 08:28:0001 9332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0123851
IDENTIF. # REFERENCE

95 NOV 17 AM 8:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 977885