This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail

BOOK 9865 PG 469

ADDRESS NEW OWNER:
Melissa R. Cantrell
4855 Concord Drive
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 75
Group 8
Parcel 181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David S. Damesworth and wife, Kim L. Damesworth,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Melissa R. Cantrell, married,** hereinafter called the Grantee, her 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. 509 on the Plan of Tulip Grove Subdivision, Section 9, as of record in Book 4675, page 135, Register's Office for said County, and being more particularly described as follows:
>
> Beginning at a point in the northeast line of Atlanta Drive 29 feet northwest of the northwest line of Concord Drive, thence northwestwardly along said northeast line a distance of 89.93 feet to the south corner of Lot No. 510; thence in a northeastwardly direction along the line dividing Lot No. 510 from Lot No. 509 a distance of 136.60 feet to the southwest corner of Lot No. 508; thence eastwardly along the line dividing Lot No. 508 from Lot No. 509 a distance of 86.68 feet to the northwest line of Concord Drive; thence in a southwestwardly direction along said northwest line a distance of 159.83 feet to a point; thence on a curve to the right having a radius of 25 feet a distance of 39.27 feet to the point of beginning, according to a survey by Campbell Surveying Company, Tennessee License No. 665, dated May 20, 1980.
>
> Being the same property conveyed to David S. Damesworth and wife, Kim L. Damesworth by deed from Franklin D. R. Lewis and wife, Mary Lee Lewis, dated July 16, 1987, as of record in Book 7303, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as 4855 Concord Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by an instrument of record in Trust Deed Book 4846, page 924, Register's Office for Wilson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 4675, page 135, said Register's Office, including but not limited to a 30 foot minimum building setback line from Atlanta Drive and a 20 foot minimum building setback line from Concord Drive; and a 10 foot easement for public utilities and drainage along the northerly and westerly line(s) of said property.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantors, except for any possible reassessment. Reassessments following this conveyance, and subsequent tax years, are the responsiblity of the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Melissa R. Cantrell, married, her heirs and assigns, forever; and we, David S. Damesworth and wife, Kim L. Damesworth, do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 15th day of November, 1995.

David S. Damesworth

Kim L. Damesworth

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STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named David S. Damesworth and wife, Kim L. Damesworth, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 15th day of November, 1995.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 86,200.00.

Melissa R Cantrell
AFFIANT

Subscribed and sworn to before me
this 15th day of November, 1995.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: February 3, 1997

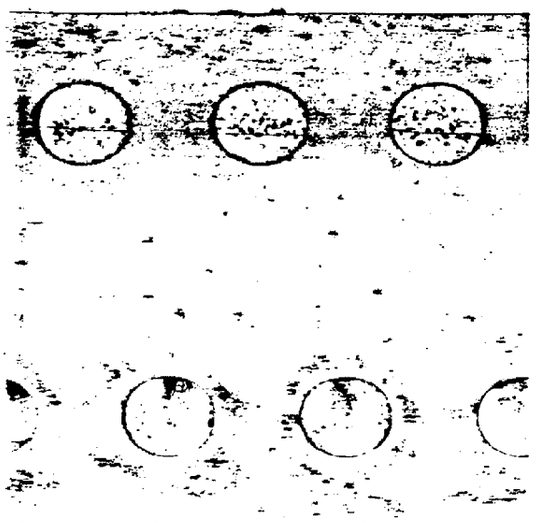
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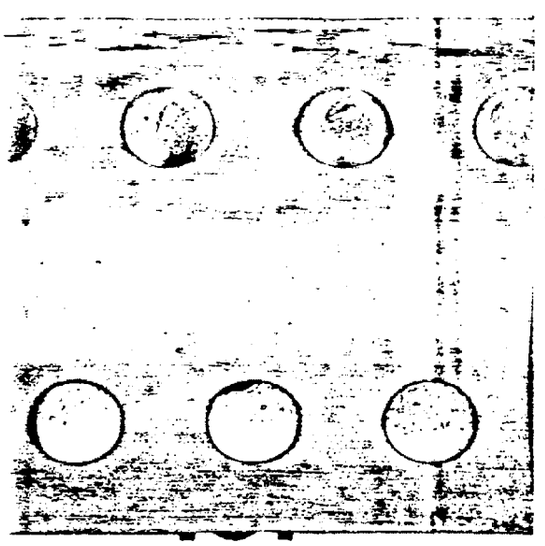
IDENTIFICATION REFERENCE

95 NOV 21 AM 9:33

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0605 11/21 0101 03CHECK 331.94





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

RECEIVED OF _____

FOR _____

BOOK 9865 PG 472

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 86200.00
CON TX 318.94
PRFEE 1.00
WDEED 12.00
TOTAL 331.94
CHECK 331.94

11/21/95 01 09:33 0001 0605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125002
IDENTIF. REFERENCE

95 NOV 21 AM 9:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 979146