This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9867 PG 10

ADDRESS NEW OWNER:
Karen M. Rhodes
446 Clearwater Drive
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Countrywide Funding Corporation
718 Thompson Lane, Suite 105
Nashville, Tennessee 37204

MAP AND PARCEL:
MAP 150-1
GROUP
PARCEL 227

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, Claude Edwin Alsup, Jr. and Mary Ann Foley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen M. Rhodes, an unmarried person, and Susan E. Rhodes, an unmarried person, as Tenants in Common with the Right of Survivorship, 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. 774 on the Plan of Edge-O-Lake Estates, Section 16, of record in Book 4175, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Claude Edwin Alsup Jr. and Mary Ann Foley by deed from Barbara J. Green Yohanan, as of record in Book 7510, page 937, Register's Office for Davidson County, Tennessee.
>
> **SUBJECT PROPERTY IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.**

This is improved property known as 446 Clearwater Drive, Nashville, TN 37217.

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

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive covenants contained in an instrument of record in Book 4468, page 565, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex handicap, familial status, or national origin.
3. Subject to all matters shown on the Plan of record in Book 4175, page 157, in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the

appurterances, estate, title and interest thereto belonging to the said Karen M. Rhodes, an unmarried person, and Susan E. Rhodes, an unmarried person, as Tenants in Common with the Right of Survivorship, her heirs and assigns, forever; and we, Claude Edwin Alsup Jr. and Mary Ann Foley, 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.

BOOK 9867 PG 11

Witness our hands this the 17th day of November, 1995.

Claude E. Alsup, Jr.
Claude Edwin Alsup, Jr.

Mary Ann Foley
Mary Ann Foley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Claude Edwin Alsup, Jr. and Mary Ann Foley, 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 Nashville, Tennessee, this the 17th day of November, 1995.

NOTARY PUBLIC

My Commission Expires: Nov 24, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 84,500.00.

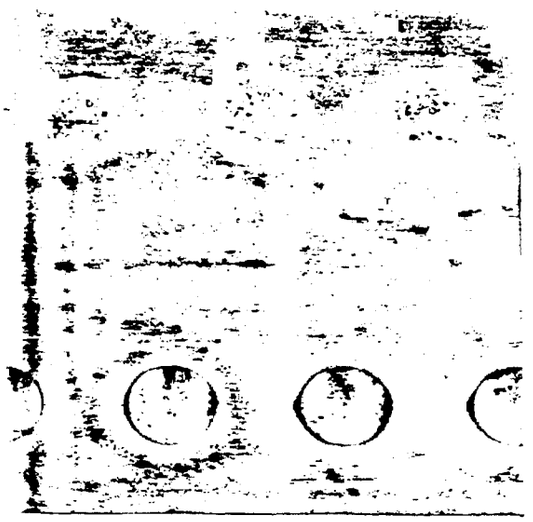
Karen M. Rhodes
AFFIANT

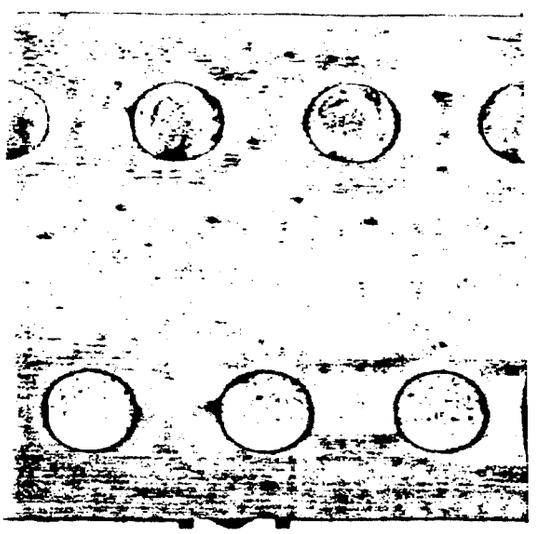
Subscribed and sworn to before me
this 17th day of November, 1995.

NOTARY PUBLIC
My Commission Expires: Nov 24, 1996

95 NOV 22 AM 11:58
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
1050 11/22 0101 03CHECK 321.65

IDENTIFICATION REFERENCE
012546





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9867 PG 12

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 84500.00
CON TX 312.65
PRFEE 1.00
WDEED 8.00
TOTAL 321.65
CHECK 321.65

11/22/95 01 11:59 0001 1050

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125416
IDENTIF. REFERENCE

95 NOV 22 AM 11:58
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 979584