WARRANTY DEED

9318:646

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas N. Tallar (NAME)	BancBoston Mortgage Corporation (NAME)	MAP 135-14-0-A
632 Mount Hood Drive (ADDRESS)	P. O. Box 44090 (ADDRESS)	PARCEL 75.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Jacksonville, FL 32231 (CITY) (STATE) (ZIP)	

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, Thomas N. Tallar and Karen A. Longueville

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas N. Tallar

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. 102 on the Plan of Pinnacle Point Subdivision, Phase III, of record in Book 6900, pages 391-393, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Thomas N. Tallar and Karen A. Longueville, both unmarried persons, by deed from Centex Real Estate Corporation of record in Book 8595, page 125, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1996 and subsequent years, restrictions and easements of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to CTX Mortgage Company of record in Book 8595, page 128, and re-recorded in Book 8634, page 967, Register's Office for Davidson County, Tennessee. Said Deed of Trust subsequently assigned to Bancboston Mortgage Corporation by instrument of record in 8751, page 537, said Register's Office.

96 JAN 16 PM 2:30
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

0141095
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 632 Mount Hood Drive, Antioch, Tennessee 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 hand s this 11th day of January 19 96

Thomas N Tallar
Thomas N. Tallar

Karen A Longueville
Karen A. Longueville

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BK 9918 PG 647

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas N. Tallar and Karen A. Longueville

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 Brentwood, Tennessee, this 11th day of January, 19 95

Commission expires 11-27-99

Charles A. Fulbright Jr.
Notary Public

STATE OF TENNESSEE
COUNTY OF

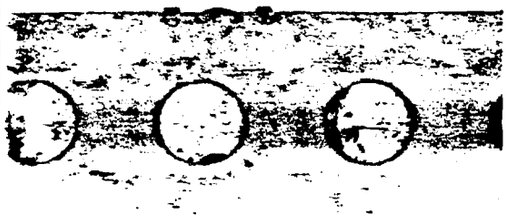
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

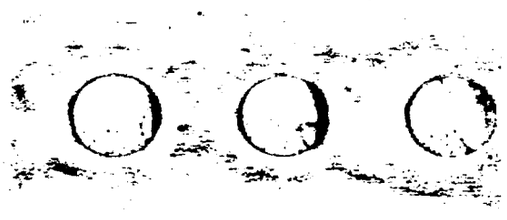
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

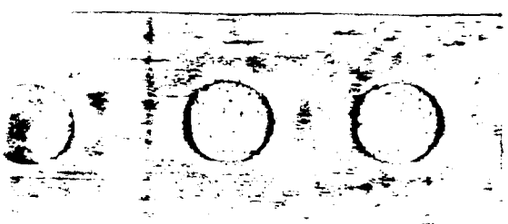
My commission expires _____

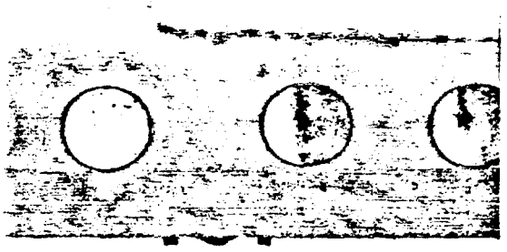
_____
Notary Public

3870 07/25 3101 03CHECK 380.11









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9918 PG 648

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
100252.20
DEN TX 371.11
PRFEE 1.00
MDEED 8.00
TOTAL 380.11
CHECK 380.11

01/16/96 01 14:34 0001 8030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141095
IDENTIF. & REFERENCE

96 JAN 16 PM 2:30

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 996339