47

BOOK 9928 PG 56

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,560.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 19 96
Notary Public
MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Stewart, Jr. (NAME)	Franklin American Mortgage Co. (NAME)	MAP 53-13
717 Jessica Taylor Drive (ADDRESS)	214 Overlook Court, #150 (ADDRESS)	PARCEL 144
Madison, TN 37115 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Lu Ann Clark, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Stewart, Jr. and wife, Laura A. Stewart

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. 71, Kimbolton, Phase II in Plat Book 6900, Page 792-794, a Planned Unit Development, in Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lu Ann Clark, Unmarried by deed from Phillips Builders, Inc., of record in Book 9356, Page 372, Register's Office for said County.

96 JAN 26 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0144257
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 717 Jessica Taylor Drive, Madison, TN 37115
(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 my hand this 22nd day of January 19 96

Lu Ann Clark

Lu Ann Clark

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9928 PG 57

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lu Ann Clark

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of January, 1996.

Commission expires 11/28/98

Notary Public

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

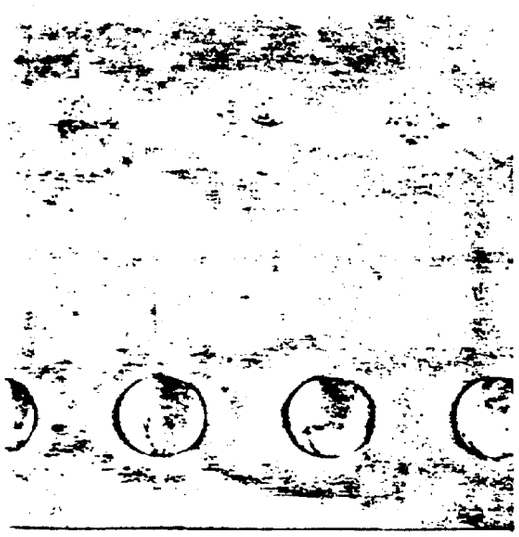
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

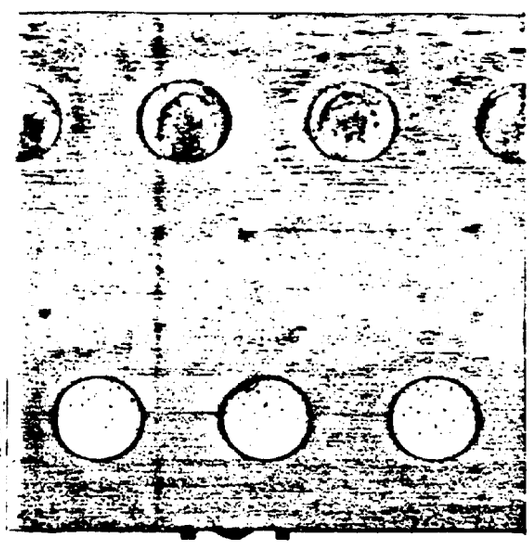
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

1464 01/26 0101 03CHECK 462.25





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

RECEIVED OF _____

FOR _____

BOOK 9928 PG 58

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	
				122500.00
			CON TX	453.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	462.25
			CHECK	462.25
01/26/96	01	09:57	0001	1464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0144257
IDENTIF. ↑ REFERENCE

96 JAN 26 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999728