BOOK 9938 PG 622

60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Carole Lanee Wells
617 Hickory Glade Ct., Unit 50
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Franklin National Bank
230 Public Square
Franklin, TN 37064

MAP AND PARCEL:

MAP	162-1
GROUP	C
PARCEL	50.00CO

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, I, Cynthia M. Murphy Gobbell, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Carole Lanee Wells, unmarried, 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 Unit No. 50 on the Plan of Phase 2, Hickory Glade, of record in Book 6250, page 889, as amended in Book 6900, page 41, said Register's Office.

Being the same property conveyed to Cynthia M. Murphy, unmarried, by deed from James D. Murphy of record in Book 8151, page 281, Register's Office for Davidson County, Tennessee.

This is improved property known as 617 Hickory Glade Ct., Unit 50, Antioch, TN 37013.

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 real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carole Lanee Wells, unmarried, her heirs and assigns, forever; and I, Cynthia M. Murphy Gobbell, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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.

BRENT GOBBELL, husband of Cynthia M. Murphy Gobbell, joins in this conveyance to transfer any right, title or interest he may have in subject property, marital or otherwise.

Witness our hands this the 31st day of January, 1996.

Cynthia M. Murphy Gobbell
Cynthia M. Murphy Gobbell

Brent Gobbell
Brent Gobbell

96 FEB -5 PM 3:26
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

014408
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cynthia M. Murphy Gobbell and Brent Gobbell, 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 Brentwood, Tennessee, this the 31st day of January, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 67,500.00.

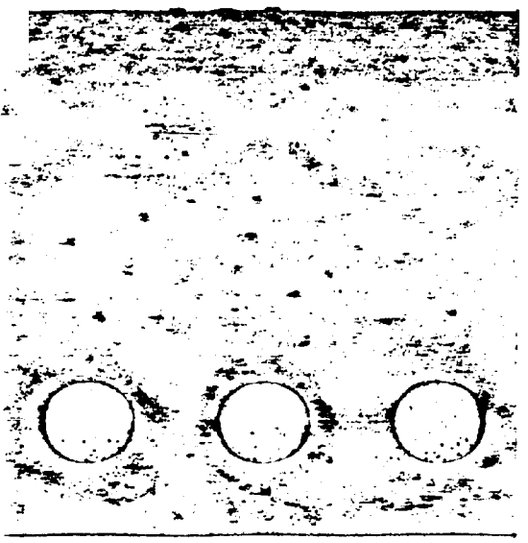
AFFIANT

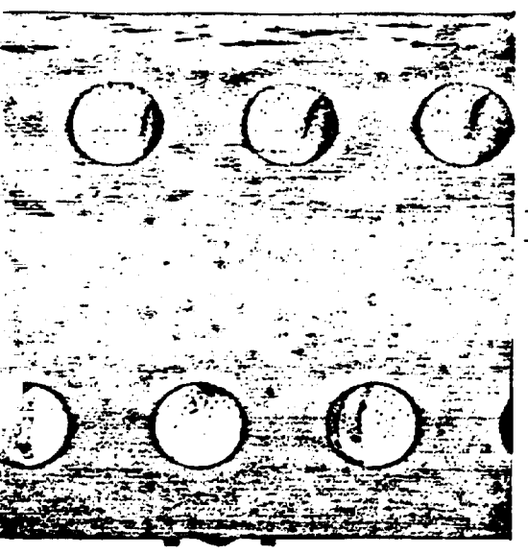
Subscribed and sworn to before me this 31st day of January, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

4827 02/05 0101 03CHECK 258.75





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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 624

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 67500.00
CON TX 249.75
PRFEE 1.00
WDEED 8.00
TOTAL 258.75
CHECK 258.75

02/05/96 01 15:30 0001 4827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0147408
IDENTIF. ↑ REFERENCE

96 FEB -5 PM 3:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1003056