Box 1

BOOK 9950 PG 288

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Ahaus	Southeastern Mortgage of Tennessee, Inc.	150-3
(NAME)	(NAME)	
905 Hillshire Court	565 Marriott Drive, Suite 250	295
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37210	2DX 3671
(CITY) (STATE) (ZIP)	(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, Ronald M. Painter and wife, Andrea J. Painter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Soctt A. Ahaus and wife, Lynette Ahaus and John L. Ahaus

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. 606 on the Plan of Kensington of Priest Lake Section Two of record in Plat Book 6250, Pages 592 & 593, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ronald M. Painter and wife, Andrea J. Painter by deed of record in Book 7137, Page 942, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Ronald M. Painter and wife, Andrea J. Painter by Donna Ritter as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 4950, Page 280, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 905 Hillshire Court, Antioch, TN 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 hands this 15th day of February 1996

Ronald M. Painter — Ronald M Painter
By: Donna Ritter, Attorney-in-fact — Donna Ritter
attorney in fact

Andrea J. Painter — Andrea J Painter
By: Donna Ritter, Attorney-in-fact — Donna Ritter
attorney in fact

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald M. Painter and wife, Andrea J. Painter

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 Antioch, Tennessee, this 15th day of February 19 96.

Commission expires October 9, 1999

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

3 Notary Public 0101 03CHECK 539.95

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this February 15, 1996 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Ronald M. Painter and wife, Andrea J. Painter, and acknowledged that she executed the same as the free act and deed of the said Ronald M. Painter and wife, Andrea J. Painter, through Power of Attorney granted her by the said Ronald M. Painter and wife, Andrea J. Painter.

Commission Expires: _____

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

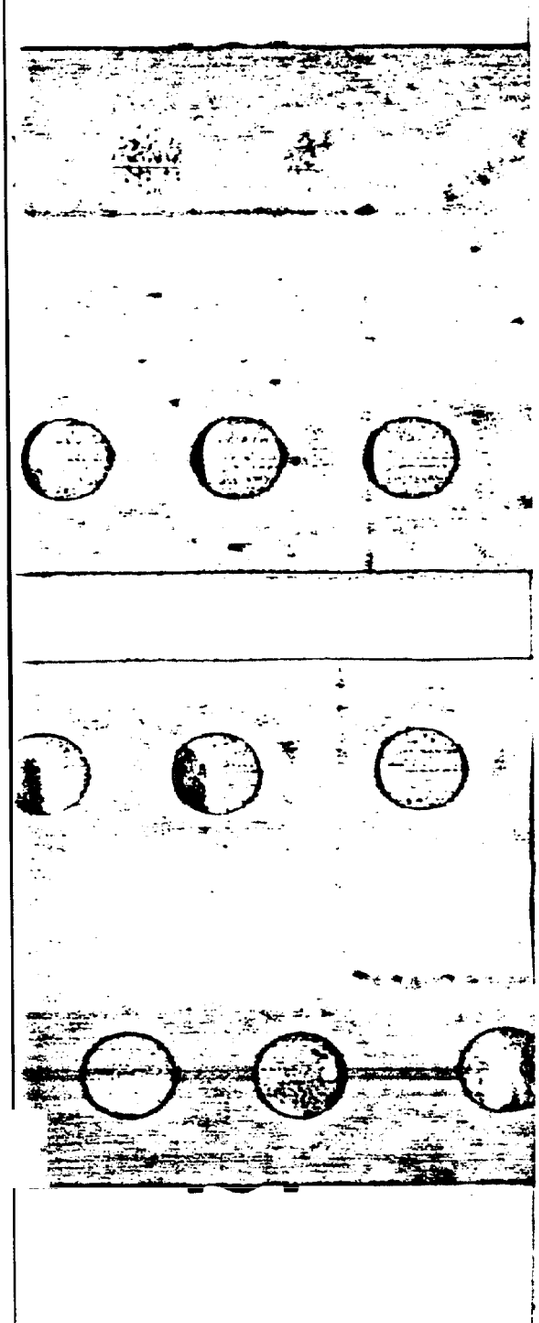
IDENTIFICATION REFERENCE

96 FEB 16 PM 12:41

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

96 11 64

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 9950 PG 290

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 143500.00
CON TX 530.95
PRFEE 1.00
WDEED 8.00
TOTAL 539.95
CHECK 539.95

02/16/96 01 12:43 0001 8818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151164
IDENTIFICATION REFERENCE

96 FEB 16 PM 12:41
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1007001