BOX #19B

G#96-2-52-A

WARRANTY DEED

BOOK 9952 PG 968

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,000.00

Patricia G Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 96

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
PATRICIA G. ADAMS (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	MAP 162-01-0-B
471 Claircrest Drive (ADDRESS)	761 Old Hickory Blvd, Suite 301 (ADDRESS)	PARCEL 074co
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB 05DU-77589

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, CHARLENE JOHNSON UGWU AND HUSBAND, ANTHONY UGWU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA G. ADAMS, AN UNMARRIED PERSON

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. 74 on the Plan of Clairmont Subdivision, Phase 2, a Planned Unit Development, as of record in Book 6050, Page 323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

FOR purpose of description the term Lot or Unit shall be defined as the same.

BEING the same property conveyed to Charlene Johnson, unmarried, by Deed from Clairmont Investors, a Tennessee Joint Venture, of record in Book 7557, Page 641, Register's Office for Davidson County, Tennessee. The said Charlene Johnson having since married and now being Charlene Johnson Ugwu.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Clairmont, of record in Book 6988, Page 542, and as amended in Book 7269, Page 223, in Book 7891, Page 590, in Book 8027, Page 258, in Book 8027, Page 261, in Book 8027, Page 264, and in Book 8784, Page 328, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 471 Claircrest Drive, 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 hand s this 16th day of February 19 96

Charlene Johnson Ugwu
CHARLENE JOHNSON UGWU

Ugwu
ANTHONY UGWU

BOOK 9952 PG 969

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 CHARLENE JOHNSON UGWU AND HUSBAND, ANTHONY UGWU, 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 office at Brentwood, Tennessee, this 16th day of February, 1996.

Notary Public

My Commission Expires: 7/24/99

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

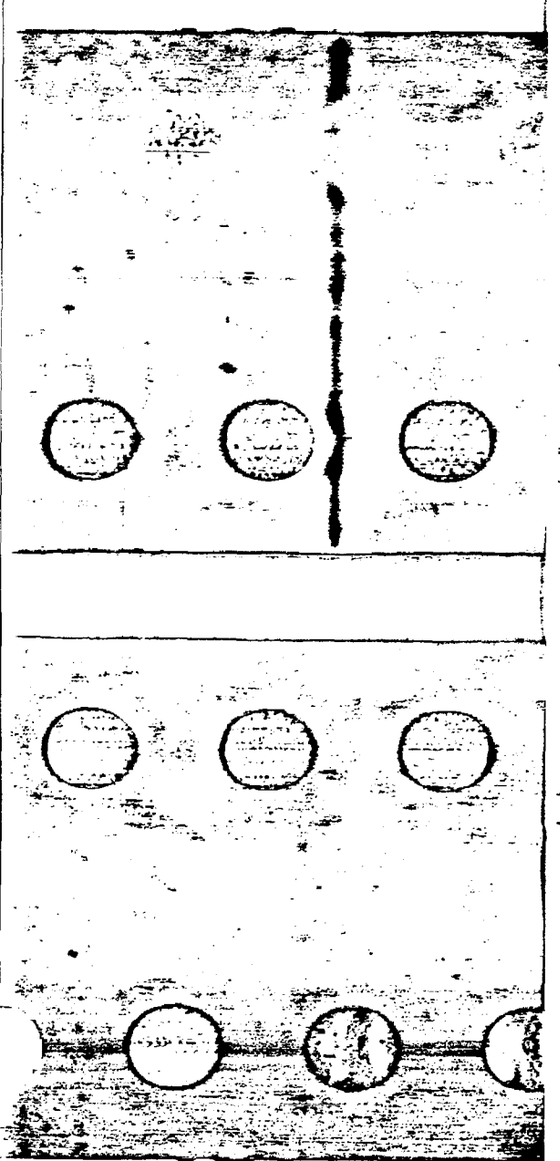
LEGAL DESCRIPTION CONTINUATION

ANTHONY Ugwu, spouse of the above named Charlene Johnson Ugwu, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

9837 02/21 0101 03CHECK 260.60

0152119
IDENTIFICATION REFERENCE

95 FEB 21 AM 9:15
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9952 PG 970

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	68000.00
CON TX	251.60
PRFEE	1.00
WDEED	8.00
TOTAL	260.60
CHECK	260.60

02/21/96 01 09:16 0001 9837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152119
IDENTIF. & REFERENCE

96 FEB 21 AM 9:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008011