book 9966 page 791

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,005.05

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF FEBRUARY, 1996

Notary Public W. K. GEORGAS, JR.

MY COMMISSION EXPIRES 10/07/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AMERICAN ESCROW COMPANY, 111 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP, PARCEL NUMBER
PATRICIA D. BERRY	SOURCE ONE MORTGAGE SERVICES	11D 31107
(NAME)	(NAME)	
15 BRUSHWOOD COVE	27555 FARMINGTON ROAD	43-2A-147
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
JACKSON, TN 38305	FARMINGTON, MI 48334-3357	
(CITY) (STATE) (P O ZIP)	(CITY) (STATE) (P O ZIP)	

FOR AND IN 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, RUDY C. MCINTOSH AND WIFE, JENEAN MCINTOSH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PATRICIA D. BERRY, UNMARRIED, CHRISTOPHER L. BERRY, UNMARRIED AND KAREN L. WEIDEMANN, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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. 147 ON THE PLAN OF CEDARWOOD COURTYARD OF RECORD IN PLAT BOOK 5200, PAGE 60, REGISTER'S OFFICE FOR SAID COUNTY, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS OF CEDARWOOD COURTYARD HOMES, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

AS PART OF THE CONSIDERATION HEREFORE IS THE GRANTEE'S ASSUMPTION OF THE DEED OF TRUST OF RECORD IN BOOK 6902, PAGE 707, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND UNPAID BALANCE OF THE NOTE THEREBY SECURED IN THE ORIGINAL PRINCIPAL AMOUNT OF $61,242.00, PAYABLE TO SOURCE ONE MORTGAGE SERVICES CORPORAITON, WHICH INDEBTEDNESS THE GRANTEES DO HEREBY ASSUME AND AGREE TO PAY IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID DEED OF TRUST.

BEING THE SAME PROPERTY CONVEYED TO RUDY C. MCINTOSH AND WIFE, JENEAN MCINTOSH BY DEED OF RECORD IN BOOK 8879, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

REFERENCE IS HEREBY MADE TO THE POWER OF ATTORNEY OF RUDY C. MCINTOSH BEING RECORDED SIMULTANEOUSLY HEREWITH.

THE AFFIDAVIT OF ATTORNEY IN FACT IS HEREBY ATTACHED HERETO AND MADE A PART HEREOF.

THIS INSTRUMENT IS PREPARED BY INFORMATION FURNISHED BY THE GRANTEES AND NOT A CURRENT SEARCH OF THE COUNTY RECORDS BY THE PREPAREER.

This is unimproved / improved XX property, known as 147 CEDARWOOD LANE, 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 OUR hands this 16TH day of FEBRUARY, 1996

Rudy C. McIntosh by Jenean McIntosh her atty-in-fact Jenean McIntosh

RUDY C. MCINTOSH, By: Jenean McIntosh, his atty-in-fact JENEAN MCINTOSH

Patricia D. Berry Christopher L. Berry Karen L. Weidemann

PATRICIA D. BERRY CHRISTOPHER L. BERRY KAREN L. WEIDEMANN

BOOK 996 PG 792

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, JENEAN MCINTOSH, PATRICIA D. BERRY, CHRISTOPHER L. BERRY AND KAREN L. WEIDEMANN
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 16TH day of FEBRUARY, 1996

Commission expires 10/07/98

W. K. GEORGAS, JR. Notary Public

STATE OF TENNESSEE
County of SUMNER
Personally appeared before me, JENEAN MCINTOSH IN HER CAPACITY AS ATTORNEY IN FACT FOR HER HUSBAND RUDY C. MCINTOSH
with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the ATTORNEY IN FACT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16TH day of FEBRUARY, 1996

Commission expires 10/07/98

W. K. GEORGAS, JR. Notary Public

WARRANTY DEED

FROM
RUDY C. MCINTOSH, ET UX

TO
PATRICIA D. BERRY, ET AL

PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
P.O. Box 1733
Hendersonville, TN 37077

AFFIDAVIT OF ATTORNEY IN FACT

PURSUANT TO THE POWER OF ATTORNEY OF:

Rudy C. McIntosh

9966 PG 793

STATE OF TENNESSEE
COUNTY OF Sumner

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this Affidavit, or a certified true copy of this Affidavit, is attached was executed by the undersigned as Attorney in Fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power and authority granted unto the undersigned by said principal.

3. That the undersigned has no knowledge or notice of the termination of the power and authority granted unto the undersigned as Attorney in Fact for the said principal, either by revocation or by the said principal's death.

FURTHER THE AFFIANT SAYETH NOT:

WITNESS my hand on this the 16th day of February , 19 96 .

Genean McIntosh

SWORN to and subscribed before me, this the 16th day of February , 19 96 .

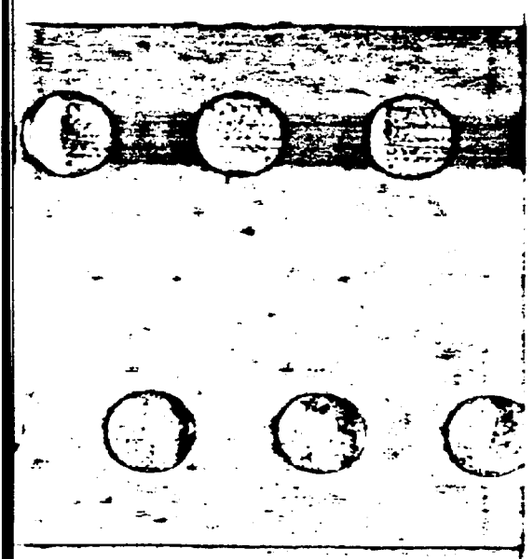
Notary Public W. K. Georgas, Jr.

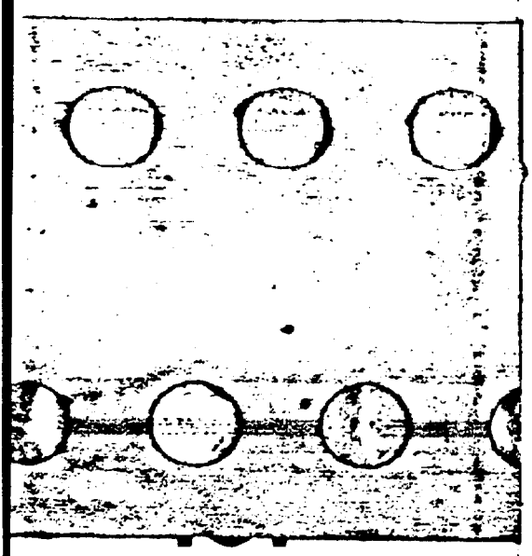
My Commission Expires: 10/07/98

4403 03/04 0101 03CHECK 253.52

0156399
IDENTIF. ↑ REFERENCE

96 MAR -4 PM 2:21
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9966 PG 794

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	65005.05
CON TX	240.52
PRFEE	1.00
WDEED	12.00
TOTAL	253.52
CHECK	253.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4403

0156399
IDENTIF. # REFERENCE

96 MAR -4 PM 2:21

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1012524