9968

BOOK 9968 PG 22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,900.00

Deborah S. Sykes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah S. Sykes (NAME)	First Republic Mortgage (NAME)	MAP 75
712 Netherlands Drive (ADDRESS)	3310 West End Avenue, 4th Floor (ADDRESS)	GROUP 12
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	PARCEL 59

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, Tacopa Land, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah S. Sykes, unmarried

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. 68 of Tulip Grove, Section III, of record in Plat Book 6900, Page 262, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Tacopa Land, LLC by deed from Marshall H. Ragan, Trustee, for Meadows of Tulip Grove Joint Venture of record in Book 9762, Page 237, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed.

This conveyance is subject to restrictions of record in Book 9762, Page 248, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 6900, Page 262, said Register's Office.

This conveyance is subject to utility anchor easement of record in Book 6900, Page 262, said Register's Office.

This is unimproved ( ) improved (X) property, known as 712 Netherlands Drive, Old Hickory, Tennessee 37138
(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 29th day of February, 19 96

Tacopa Land, LLC
By: Billy C. Robinson, Managing Member

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Billy C. Robinson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Managing Member and _____ respectively of the Tacopa Land, LLC the within named bargainor, and corporation, and that he as such Managing Member 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 Billy C. Robinson as such Managing Member, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Mt. Juliet, Tennessee on this the 29th day of February 1996.

My commission expires April 25, 1998

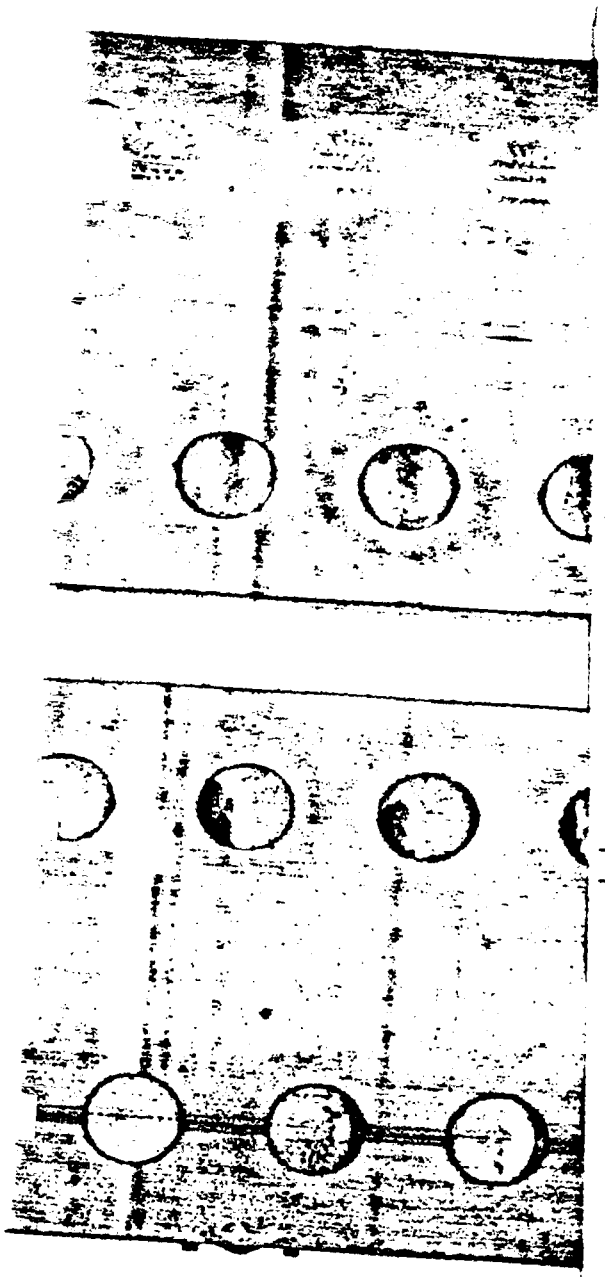
Louise M Tynes
Notary Public

LOUISE M TYNES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

0156750
IDENTIF. ↑ REFERENCE

96 MAR -5 AM 9:37
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4794 03/05 0101 03CHECK 341.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9968 PG 24

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	89900.00
CON TX	332.63
PRFEE	1.00
WDEED	8.00
TOTAL	341.63
CHECK	341.63

03/05/96 01 09:38 0001 4794

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156750
IDENTIF. ↑ REFERENCE

96 MAR -5 AM 9:37

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1012911