This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9969 PG 248

ADDRESS NEW OWNER:
Van H. Huffine
209 Thistle Lane
Hermitage, Tennessee 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, TN 38118

MAP AND PARCEL:
MAP 86-14
GROUP A
PARCEL 209

WARRANTY DEED

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, Alice A. Chadwell, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Van H. Huffine, an unnmarried person, hereinafter called the Grantee, his 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. 209, on the Plan of Stage Three, Hermitage Meadows, of record in Book 6250, page 300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Alice A. Chadwell, an unmarried person by deed from Mark Thornburg, as of record in Book 9372, page 846, Register's Office for Davidson County, Tennessee.

This is improved property known as 209 Thistle Lane, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1996 Metropolitan Government Property taxes and subsequent years thereafter.
2. All matters as shown on the plan of record in Book 6250, page 300, said Register's Office.
3. Easement for the purposes of installing and repairing a sewer main and water main contained in instrument of record in Book 6716, page 815, said Register's Office.
4. Terms, conditions, easement, rights and liens as set forth in the Declaration of Covenants, Conditions and Restrictions, of record in Book 6034, page 365, said Register's Office.
5. Hermitage Meadows Homeowners' Association, Articles of Incorporation and By-Laws, of record in Book 6034,m page 376, as amended in Book 7660, page 612, said Register's Office.
6. Amendment to the Charter of Hermitage Meadows Homeowners' Association of record in Book 7466, page 25, said Register's

Office.

7. Conveyance of Common Areas to Hermitage Meadows Homeowners' Association of record in Book 6668, page 54, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Van H. Huffine, an unnmarried person, his heirs and assigns, forever; and I, Alice A. Chadwell, an unmarried person, 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, his 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.

Witness my hand this the 29th day of February, 1996.

Alice A Chadwell
Alice A. Chadwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5060 03/05 0101 03CHECK 264.30

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Alice A. Chadwell, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of February, 1996.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 69,000.00.

Van H. Huffine
AFFIANT

Subscribed and sworn to before me this 29th day of February, 1996.

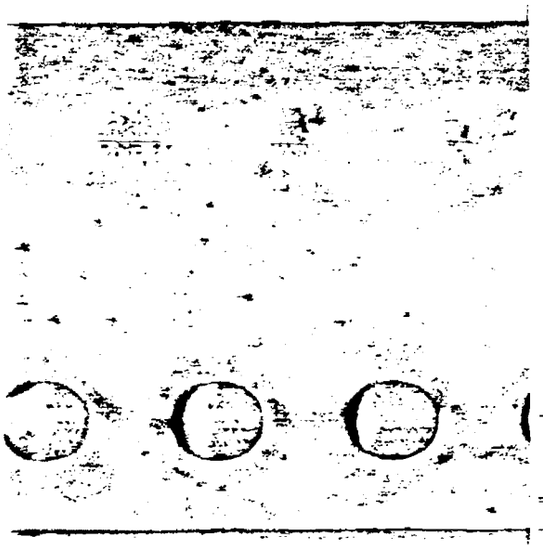
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

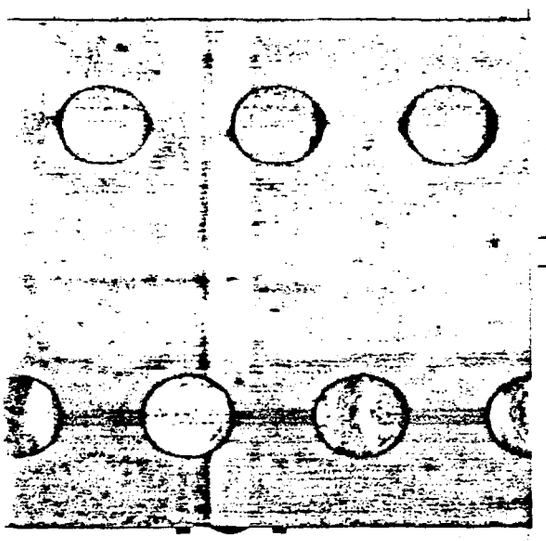
NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

96 MAR -5 PM 2:37
FELIX E. ELLINGTON REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0157009





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

RECEIVED OF _____

FOR _____

BOOK 9969 PG 250

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 69000.00	
			CON TX 255.30	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 264.30	
			CHECK 264.30	
03/05/96	01	14:40	0001 5060	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157009
IDENTIF. & REFERENCE

96 MAR -5 PM 2:37
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013176