PLEASE RETURN TO:
AMERICAN ESCROW COMPANY
105 HAZEL PATH, P.O. BOX 1755
HENDERSONVILLE, TN 37077

BOOK 9972 PG 110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 1996

Notary Public W. K. Georgas

MY COMMISSION EXPIRES October 7, 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AMERICAN ESCROW COMPANY, 105 Hazel Path, P.O. Box 1733, Hendersonville, TN 37077

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jeffrey S. Kunkle	Source One Mortgage Services	74/16/129
(NAME)	(NAME)	
3818 Bonnacreek Drive	27555 Farmington Road	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, TN 37076-1914	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, Charles F. Polston, unmarried, devisee under the Last Will and Testament of Mildred F. Polston, deceased, formerly Mildred F. Hagood,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey S. Kunkle and wife, Aimee P. Kunkle

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 Number 348 on the Plan of Hermitage Hills Subdivision, Section 3 of record in Plat Book 2900, Page 97, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mildred F. Hagood by deed from Rex D. Tyler and wife, and Ann Cawthorne Hall Tyler of record in Book 4600, Page 734, Register's Office for Davidson County, Tennessee; the said Mildred F. Hagood, having been one in the same person as Mildred F. Polston and Mildred Frances Polston, having died testate on 8/20/91 in Davidson County, Tennessee; except for certain items of personal property, the Last Will and Testament of Mildred F. Polston of record in Will Book 176, Page 493, office of the Clerk of the Probate Court for Davidson County, Tennessee, devised the remainder of her estate to her husband Charles F. Polston; and also being the same property conveyed to Charles F. Polston by Quit-Claim Deed from Charles F. Polston in his capacity as Executor of the Estate of Mildred F. Polston of record in Book 8486, Page 138, said Register's Office.

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

This is unimproved / improved X property, known as 3818 Bonnacreek Drive (House Number) (Street) Hermitage, TN 37076-1914 (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 28th day of February, 1996

Charles F. Polston,

STATE OF TENNESSEE
County of DAVIDSON

BOOK 9972 PG 111

Personally appeared before me,
Charles F. Polston, unmarried
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 28th day of February , 19 96

Commission expires October 7, 1998

W. K. Georgas, Jr. Notary Public

STATE OF TENNESSEE
County of
Personally appeared before me,

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 _____ 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 day of 19

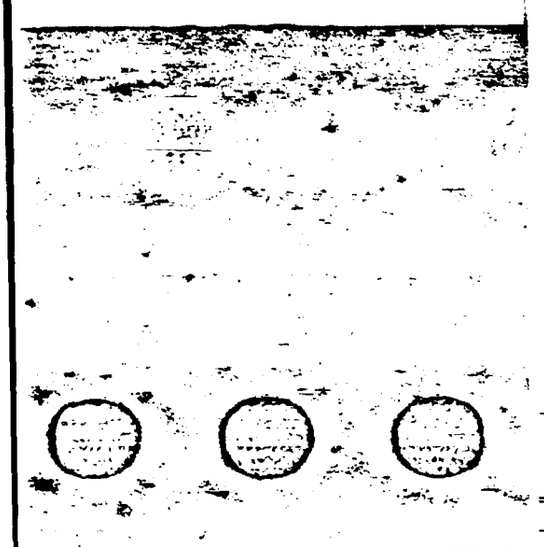
Commission expires

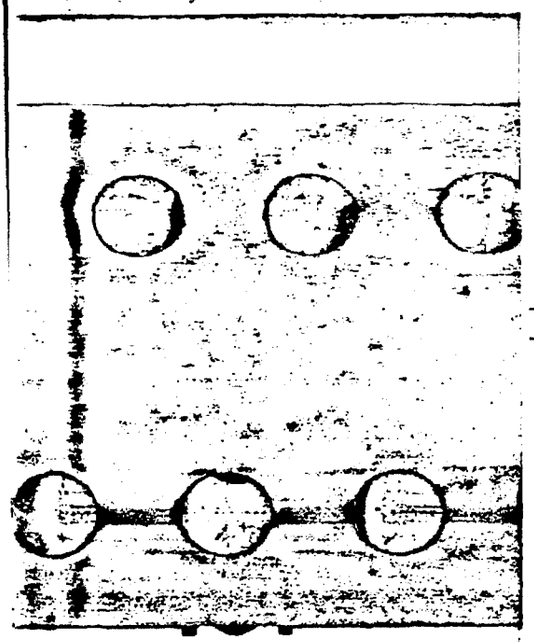
Notary Public

0157839
IDENTIFICATION REFERENCE

96 MAR -7 PM 1:12
FELIX E. [illegible]
DAVIDSON COUNTY, TN.

3949 03/07 0101 03CHECK 308.70





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

RECEIVED OF _____

FOR _____

BOOK 9972 PG 112

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 81000.00
CON TX 299.70
PRFEE 1.00
WDEED 8.00
TOTAL 308.70
CHECK 308.70

03/07/96 01 13:18 0001 5949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157839
IDENTIF. # REFERENCE

96 MAR -7 PM 1:12
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014057