File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-3-71-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,142.30

Barbara J Bowen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March 19 96

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:	MAP-PARCEL NUMBERS
BARBARA BOWEN	SOURCE ONE MORTGAGE SERVICES	MAP 052-02
(NAME)	(NAME)	
566 Cheryl Avenue	27555 Farmington Road	PARCEL 132
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Farmington Hills, MI 48334-3357	FB #11D-46365
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, GREGORY J. STEVENSON AND WIFE, SUZANNE STEVENSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BARBARA BOWEN

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. 39 on the Plan of Rainbow Terrace Subdivision, Block B, of record in Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 39 fronts on the southerly side of Cheryl Avenue and runs back betweeb lines 145 feet on the easterly line and 145.8 feet, more or less, on the westerly line to a dead line in the rear on which it measures 50 feet.

BEING the same property conveyed to Gregory J. Stevenson, unmarried, by Deed from Mark A. Monhollen and wife, Toni L. Monhollen, of record in Book 9482, Page 981, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been assumed by the Grantee herein.

AS part of the above consideration, the Grantee herein assume and agree to pay the unpaid balance owing on a certain Note and secured by a Deed of Trust

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 566 Cheryl Avenue, 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 hand s this 26th day of March 19 96

GREGORY J. STEVENSON

SUZANNE STEVENSON

42

BK 9992 PG 43

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 GREGORY J. STEVENSON AND WIFE, SUZANNE STEVENSON

the bargainor S 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 Brentwood, Tennessee, this 26th day of March 19 96.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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executed by the Grantor herein to Source One Mortgage Services Corporation, in the original principal amount of $43,500.00, of record in Book 6938, Page 81, Register's Office for Davidson County, Tennessee.

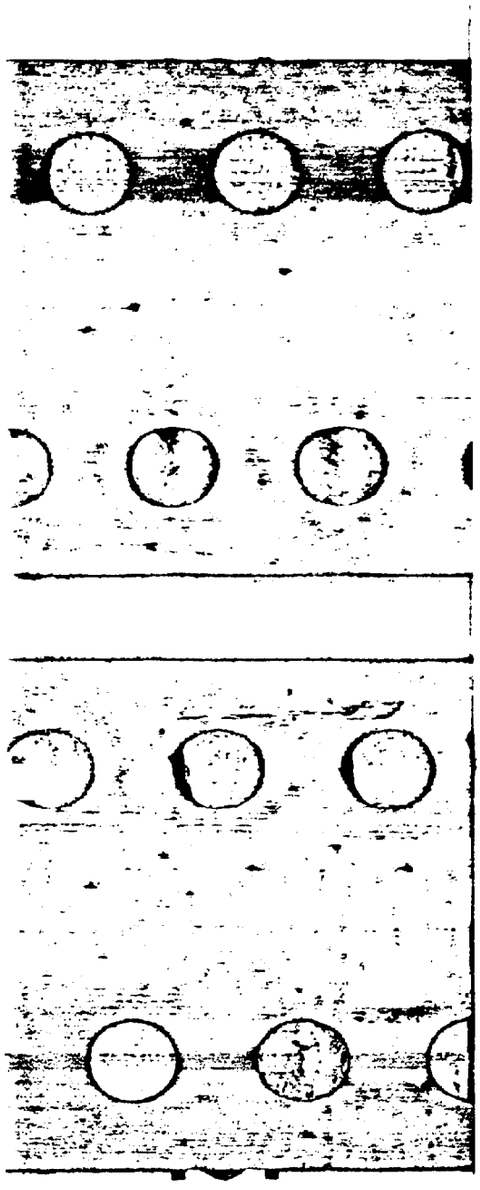
Suzanne Stevenson, spouse of the above named Gregory J. Stevenson, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

"Prepared solely from information provided by the parties to and at the direction of the parties to the transaction."

0164297
IDENTIF. ↑ REFERENCE

96 MAR 27 AM 9:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2939 03/27 0101 03CHECK 213.03



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

RECEIVED OF _____

FOR _____

BOOK 9992 PG 44

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 55142.30
CON TX 204.03
PRFEE 1.00
WDEED 8.00
TOTAL 213.03
CHECK 213.03

03/27/96 01 09:24 0001 2939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164297 IDENTIF. ↑ REFERENCE

96 MAR 27 AM 9:2

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1020966