[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Erin C. Anders	Source One Mortgage Services Corporation	MAP and PARCEL
[Emily W. Anders	Attn: Tax Dept.	
[903 Rachel Place	27555 Farmington Road	075-11-0-243.00
[Hermitage, TN 37076	Farmington Hills MI 48334	

[This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
[, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John C. Davis, unmarried** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Erin C. Anders and Emily W. Anders, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65-B on the Plan of the Zone Lot Division of lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, Rachel Square, Section Two, as of record in Book 6250, Page 541, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Davis, by deed from Union Financial Corporation, of record in Book 7630, Page 589, Register's Office for Davidson County, Tennessee.

This is property with a common address of 903 Rachel Place, Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6250, Page 541, said Register's office and all matters therein; 3) Restrictive Covenants appearing on plat of record in Book 6250, Page 541, and appearing of record in Book 6455, Page 135, in Book 6619, Page 777, as amended in Book 8030, Page 757, said Register's office; 4) Easements appearing on subdivision plat of record in Book 6250, Page 541, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $69,661.00
[
[Affiant
[Subscribed and sworn before me this 25th day of March, 1996.
[
[My Commission Expires: 5/23/98 Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

. **TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **March, 1996**.

John C. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **John C. Davis, unmarried** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **25th** day of **March, 1996**.

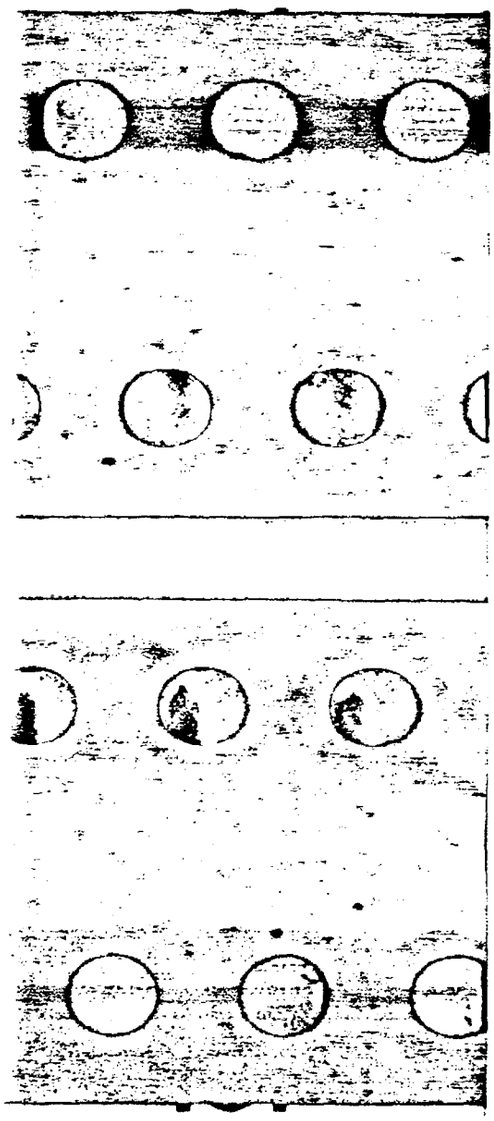
Notary Public
My Commission Expires:

File No. 9603-115

0164621
IDENTIF. ↑ REFERENCE

96 MAR 28 AM 8:16
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3290 03/28 11:01 03CHECK 266.75



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

RECEIVED OF _____

FOR _____

BOOK 9993 PG 238

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 69661.00
				CON TX 257.75
				PRFEE 1.00
				WDEED 8.00
				TOTAL 266.75
				CHECK 266.75
			03/28/96 01	08:18 0001 3290

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164621
IDENTIF. ↑ REFERENCE

96 MAR 28 AM 8:16

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

No. 1021307