58

WARRANTY DEED

BOOK 10003 PG 324

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/30/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly D. Joyce (NAME)	The Prudential Home Mortgage Inc (NAME)	MAP 173-4A
189 Brian Circle (ADDRESS)	8000 Maryland Avenue Suite 1400 (ADDRESS)	PARCEL 28
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Clayton, MD 63105 (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, Michael J. Zaras and wife, Joyce M. Zaras

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimberly D. Joyce and husband, Harold R. Joyce

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. 28, on the plan of Oak Highlands, Phase One, as shown on plat of record in Plat Book 6900, page 432, 434, and 435, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael J. Zaras and wife, Joyce M. Zaras by deed from Gemcraft Homes (Tennessee) Inc., of record in Book 7469, page 792, Register's OFfice for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBEJCT TO:

Plan of record in Book 6900, page 432, 433, 434, and 435 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Restrictive covenants contained in an instrument of record in Book 7350, page 24, and re-recorded in book 7367, page 587, Register's Office for Davidson County, Tennessee.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable. (County Taxes $1,442.25 due 10/1/96).

unimproved ( )
This is improved (X) property, known as 189 Brian Circle, Antioch, Tennessee 37013
(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 29th day of March, 19 96

Michael J. Zaras

Michael J. Zaras

Joyce M. Zaras

Joyce M. Zaras

BK. 10003 PG 325

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Zaras and wife, Joyce M. Zaras

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 Franklin Tennessee, this 29th day of March 19 96

Commission expires 11/30/97

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, execute 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 _____

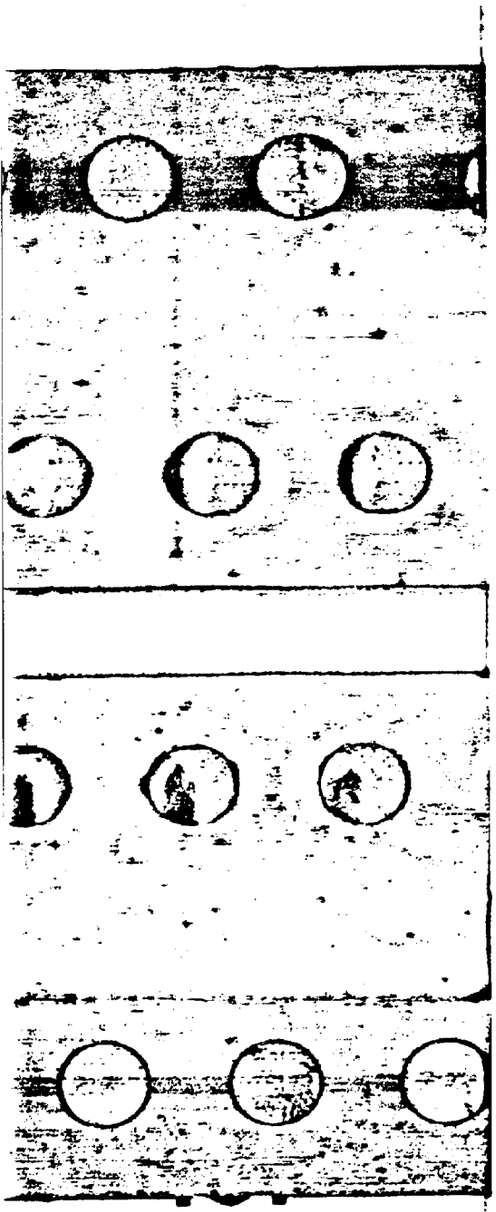
Notary Public

0167407
IDENTIF. & REFERENCE

96 APR -3 PM 1:59

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6234 04/03 0101 03CHECK 615.80



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

RECEIVED OF _____

FOR _____

BOOK 10003 PG 326

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
164000.00
CON TX 606.80
PRFEE 1.00
WDEED 8.00
TOTAL 615.80
CHECK 615.80

04/03/96 01 14:05 0001 6234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167407
IDENTIF. ↑ REFERENCE

96 APR -3 PM 1:59
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1024229