WARRANTY DEED

BOOK 10009 PG 580

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Anthony J. Lolas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony J. Lolas, Jr. (NAME)	First Trust Mortgage (NAME)	MAP 138
3774 Couchville Pike (ADDRESS)	6525 Quail Hollow (ADDRESS)	PARCEL 15.00
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38120 (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, Thomas Allen and wife, Tracy A. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony J. Lolas, Jr.

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 the 4th Civil District of Davidson County, Tennessee, formerly the 1st Civil District of Rutherford County, Tennessee and the 25th Civil District of Wilson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Couchville Road, 1430 feet west of the southwest corner of the property conveyed to Walter E. Walker, by deed of record in Book 1142, page 136, Register's Office for said County; thence along the north margin of Couchville Road South 89 deg. 39' West 110 feet to a point in the north margin of said Road; thence North 2 deg. 30' East 220 feet to a point; thence North 89 deg. 30' East a distance of 110 feet to a point; thence South 2 deg. 30' West a distance of 200 feet to the point of beginning.

BEING the same property conveyed to Thomas Allen and wife, Tracy A. Allen by deed from James W. Riddle and wife, Linda J. Riddle, Lawrence D. Harrison and wife, Wanda P. Harrison of record in Book 8317, Page 164, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance subject to such easements, setback lines and restrictive

CONTINUED

unimproved ( )
This is improved (X) property, known as 3774 Couchville Pike, Hermitage, Tennessee 37076
(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 18th day of March 19 96

Thomas Allen
By: Thomas Allen by Lorinda S McLaughlin Atty-in-fact
Lorinda S. McLaughlin, Attorney-in-fact

Tracy A. Allen
By: Tracy A. Allen by Lorinda S McLaughlin Atty-in-fact
Lorinda S. McLaughlin, Attorney-in-fact

BOOK 10009 PG 581

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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 _____ _____ 9246 04/09 0101 03CHECK 212.50
Notary Public

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lorinda S. McLaughlin as Attorney-in-Fact for Thomas Allen and Tracy A. Allen, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official at Mt. Juliet, Tennessee, this the 18th day of March, 1996.

Lorinda S. McLaughlin

Notary Public
My Commission Expires: 4/25/98

WILSON CO. TENN.

Page 2 of 2

MAIL ENV.

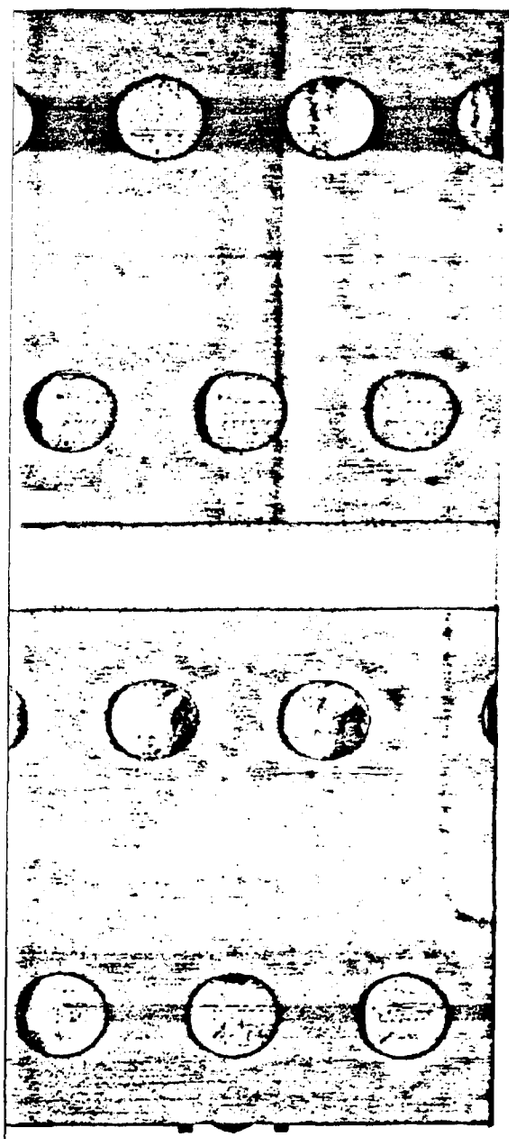
96 APR -9 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0169315
IDENTIF. + REFERENCE

LEGAL DESCRIPTION CONTINUATION

covenants of record in said Register's Office.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 10009 PG 582

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 8.00
TOTAL 212.50
CHECK 212.50

04/09/96 01 11:21 0001 8246

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0169315
IDENTIF. ↑ REFERENCE

96 APR -9 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026232