BOOK 10012 PG 122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Brad Alan Budyach
Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 16, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, Tennessee 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Alan Budyach	FT Mortgage Companies d/b/a	165-13-0-A 082.00
(NAME)	(NAME)	
4416 Stoneview Drive	P.O. Box 613136	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Memphis, Tennessee 38101	
(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, Stanley F. Trevathan and Mandy J. Trevathan, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brad Alan Budyach and Bridget Y. Budyach, husband and wife

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:

Being Lot No. 506 on the Plan of Section 8, peppertree Forest, P.U.D., of record in Plat Book 7900, Page 652, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stanley F. Trevathan and Mandy J. Trevathan, husband and wife by deed of record in Book 9450, Page 35, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 8757, Page 607, and in amended Book 9004, Page 514, Book 9157, Page 711, and Book 9287, Page 698, and By-Laws of the Peppertree Forest Homeowners Association as of record in Book 8757, Page 623, said Register's Office.

The plan of record in Book 7900, Page 652, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, a 20 foot minimum building setback line from the front and rear property lines, 5 feet along each sideline, a 10 foot easement for public utility and drainage along the rear line(s) of said lot and a 2.5 x 25 foot utility anchor easement located on the northeasterly and southeasterly corners of said lot.

unimproved ( )
is is improved (X) property, known as 4416 Stoneview Drive, 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

Stanley F. Trevathan

Stanley F. Trevathan

Mandy J. Trevathan

Mandy J. Trevathan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10012 PG 123

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stanley F. Trevathan and Mandy J. Trevathan, husband and wife

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 29th day of March, 19 96.

Commission expires May 16, 1998

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

STATE OF TENNESSEE
COUNTY OF

On this _____ day of _____, 19 ____, 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 "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

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WARRANTY DEED

FROM

Stanley F. Trevathan and Mandy J. Trevathan, husband and wife

TO

Brad Alan Budyach and Bridget Y. Budyach, husband and wife

RETURN TO:

Jack Case Wilson, Attorney
P.O. Box 3451
Brentwood, Tennessee 37024-3451

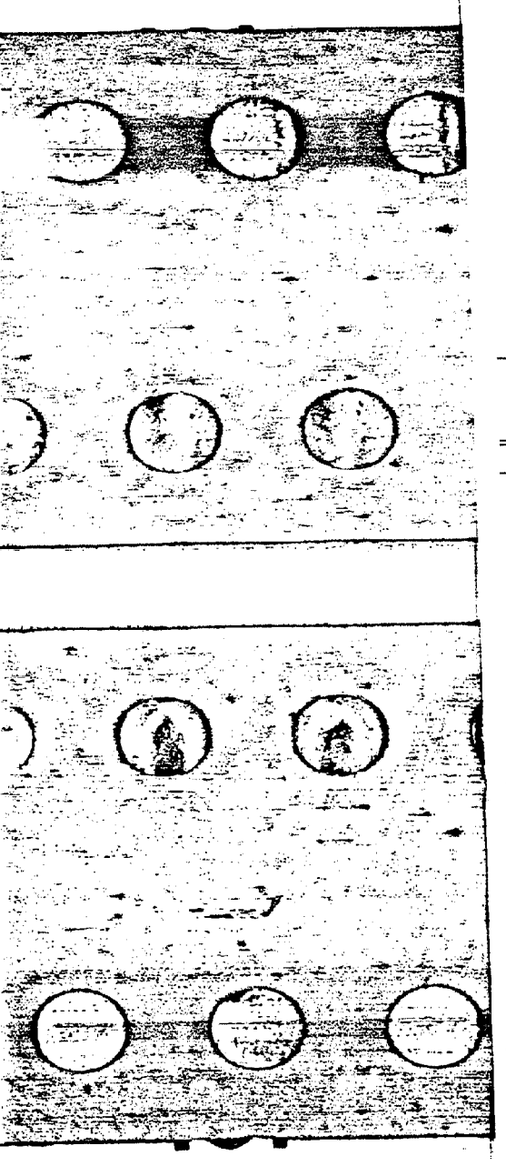
0170165

IDENTIF. & REFERENCE

96 APR 11 AM 10:03

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

9210 04/11 0101 03CHECK 364.51



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

RECEIVED OF _____

FOR _____

BOOK 10012 PG 125

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 95000.00
CON TX 351.51
PRFEE 1.00
WDEED 12.00
TOTAL 364.51
CHECK 364.51

04/11/96 01 10:03 0001 9210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170165
IDENTIF. ↑ REFERENCE

96 APR 11 AM 10: 03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027185