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BOOK 10014 PG 845

STATE OF TENNESSEE
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: 7-24-99

(AFFIX SEAL)

Michael Troy Haley, Atty. THIS INSTRUMENT WAS PREPARED BY
SMS/Strategic Mortgage Services of TN., Inc., 1100 Kermit Dr., Suite 204, Nash., TN

NAME AND ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS:	~~MORTGAGEE~~ Send Tax Bills:	MAP-PARCEL NUMBERS
James Daren Rich etux (NAME)	NationsBanc Mortgage Corp. (NAME)	151-01
3133 Kennebeck Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 105076 (STREET ADDRESS)	0-A
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Atlanta, GA 30348-5076 (CITY) (STATE) (P.O. ZIP)	153.00

FOR AND IN 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, John Gregory Hensley and wife, Nan P. Hensley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS TO TRANSFER AND CONVEY UNTO James Daren Rich and wife, Melissa Lynn Rich

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:

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. 153, on the Plan of Chatham Pointe, as of record in Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John Gregory Hensley and wife, Nan P. Hensley, by deed from Laurel Street Contruction Co., by Rodney Wise, dated May 26, 1989, recorded June 08, 1989, of record in Book 7860, page 637, in the Register's Office for Davidson County, Tennessee.

Subject to easements, building setback lines and certain restrictions of record in Book 6900, pages 444-447, Register's Office for Davidson County, Tennessee. Taxes have been prorated as of date of deed and assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 3133 Kennebeck Place, Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said trace 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 hands this 12th day of April, 19 96

John Gregory Hensley

Nan P. Hensley

STATE OF TENNESSEE
Davidson County

BOOK 10014 PG 846

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Gregory Hensley and his wife, Nan P. Hensley

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 Nashville, Tennessee, this 12th day of April, 19 96

Carolyn M. Pearl
Notary Public

Commission Expires 7-24-99

CAROLYN M. PEARL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19_____

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
John Gregory Hensley and wife,
Nan P. Hensley

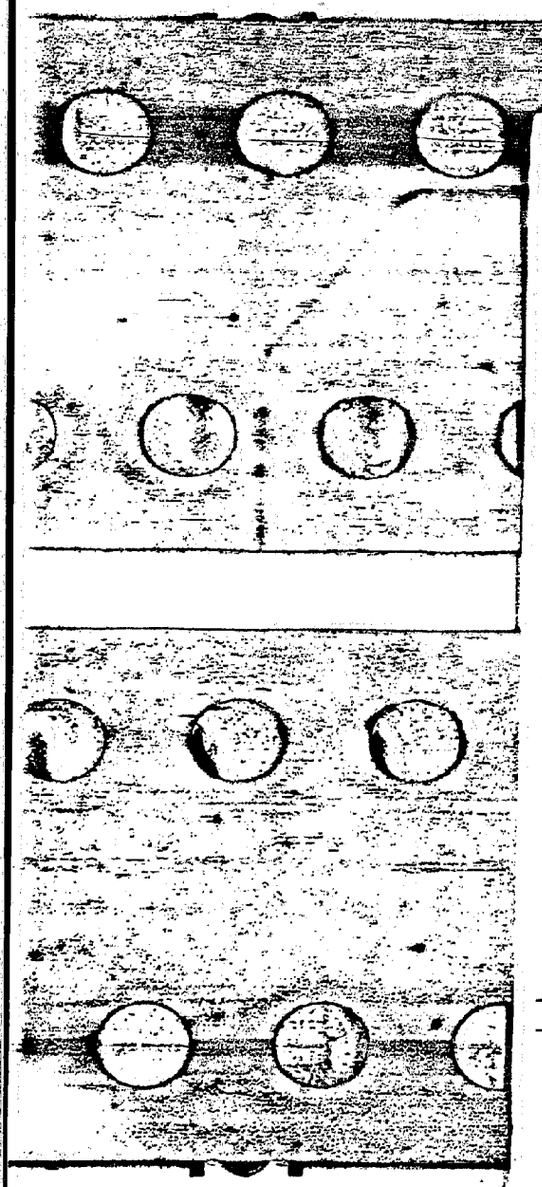
TO
James Daren Richard unmarried

Prepared by:
Michael Troy Haley, Attorney
SMS/Strategic Mortgage Services of TN., Inc.
1100 Kermit Drive, Suite 204
Nashville, TN 37217

96 APR 15 AM 9:25
FELIX Z. VALSON II REGISTER
DAVIDSON COUNTY, TN.

017105
IDENTIF. ↑ REFERENCE

0187 04/15 0101 03CHECK 500-73



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RP(IK) 10014 PG 847

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 132900.00
				CON TX 491.73
				PRFEE 1.00
				WDEED 8.00
				TOTAL 500.73
				CHECK 500.73
			04/15/96 01	09:25 0001 0187

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0171051
IDENTIF. ← REFERENCE
96 APR 15 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1028145