0172298

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

96 APR 17 AM 10:42

OUR FILE NUMBER: R-4976

MAP/GROUP/PARCEL
052-16-0/088.00

NEW OWNER'S NAME AND ADDRESS:
Darvin A. Blain
409 School Pass
Madison, Tennessee 37115

BK 10018 PG 530

SEND TAX BILLS TO:
Pacific Southwest Bank
4144 N. Centrol Expwy., Suite 160
Dallas, Texas 75204

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Joyce A. Wingfield and David W. Wingfield, hereinafter called Grantors, do hereby transfer and convey unto Darvin A. Blain, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 49 on the Map of Marlin Meadows, Section 4, as of record in Book 2133, Pages 66 and 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 49 fronts 122 feet on the east side of School Pass and runs back 214 feet on the north line and 120 feet on the south line to a dead line in the rear on which it measures 153 feet thereon.

BEING the same property conveyed to grantors herein by deed of record in Book 5896, Page 954, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Joyce A. Wingfield

David W. Wingfield

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Joyce A. Wingfield and David W. Wingfield, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 5th day of April, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE EXP. 2-3-98 TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $87,500.00.

AFFIANT

Sworn to and subscribed before me, this the 5th day of April, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98

SHELTON HATCHER NOTARY PUBLIC AT LARGE EXP. 2-3-98 TENNESSEE SUMNER COUNTY



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

RECEIVED OF _____

FOR _____

BOOK 10018 PG 532

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

[illegible]	$7500.00
[illegible]	313.75
[illegible]	1.00
[illegible]	3.00
TOTAL	332.75
CHECK	332.75

04/17/96 01 10:44 0001 1512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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96 APR 17 AM 10:42

FELIX Z. WILSON, REGISTER
D.W. DAVIDSON COUNTY, TN.

No. 1029464