47

BOOK 10022 PG 80

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 122,700.00
Ronald E. Napier
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF April 19 96
Bettie Jo White
Notary Public
MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BETTIE JO WHITE NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald E. Napier (NAME)	SouthTrust Mortgage (NAME)	64-11A-43
706 North Chestnut Court (ADDRESS)	230 Fourth Avenue, North (ADDRESS)	4D92049
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Nashville, Tn 37202 (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, Matthew G. Courter and wife, Cindy L. Courter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald E. Napier and wife, Jeanne M. Napier

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. 43, on the plan of Caleb Chase, of record in Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Matthew G. Courter and wife, Cindy L. Courter, by deed from Alan D. Revelette and wife, Candace M. Revelette, of record in Book 7750, page 634, Register's Office for Davidson County, Tennessee.

Together with permanent easements, appurtenant to said Lot No. 43, over and across Lot No. 44 on said Plan of Caleb Chase for the purpose of locating a concrete pad and air conditioner on said Lot No. 44 as shown on the unrecorded mortgage Loan Inspection dated December 20, 1988, made by John Kohl & Company, P.C., File No. 76303-C, and for the purpose of entry upon said Lot No. 44 in connection with the maintenance and/or replacement, from time to time, of said concrete pad and/or conditioner.

0173487

IDENTIFICATION REFERENCE

96 MAR 22 AM 9:34

DAVIDSON COUNTY, TN.

This is improved (X) unimproved ( ) property, known as 706 North Chestnut Court, Hermitage, TN 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 hands this 12th day of April 19 96

Matthew G. Courter

Cindy L. Courter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10022 PG 81

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew G. Courter and wife, Cindy L. Courter

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 Goodlettsville, Tennessee, this 12th day of April 1996.

Commission expires 11-27-99

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 _____.

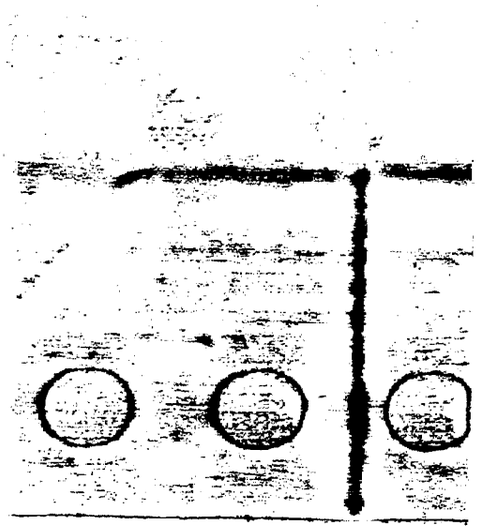
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

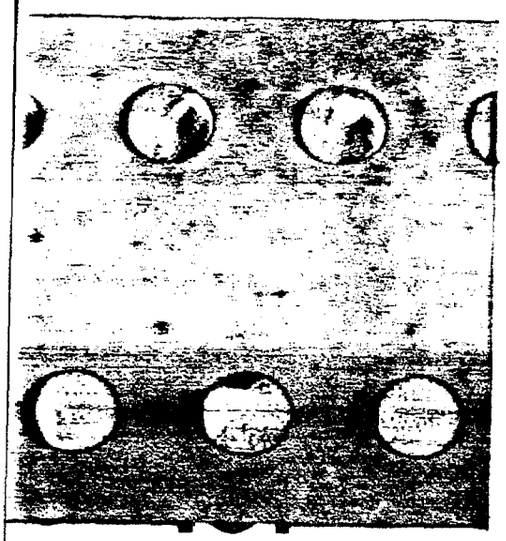
My commission expires _____

Notary Public

BERTIE JO WHITAKER NOTARY PUBLIC STATE OF TENNESSEE

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





RECEIVED OF _____

FOR _____

BOOK 10022 PG 82

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MC 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
			SAM:	
				122700.00
			DON TX	453.99
			PRFEE	1.00
			[illegible]FEE	8.00
			[illegible]	462.99
			[illegible]EIPT	462.99
		4/22/96	31	39136 0001 2780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0173487
IDENTIF. & REFERENCE

96 APR 22 AM 9:34
[illegible]REGISTER
DAVIDSON COUNTY, TN.

No. 1030713