FILE BOX 45

WARRANTY DEED

BOOK 10028 PG 565

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,520.67

Rose M. Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF April 19 96

Patricia Nicholson
Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

PATRICIA NICHOLSON NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. Woodard	Suntrust Mortgage, Inc.	MAP 150-7
(NAME)	(NAME)	
904 Wellfleet Court	P.O. Box 105621	PARCEL 508
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Atlanta, GA 30348	02DX05137
(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, Allen R. Reeves and wife, Judy G. Reeves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert R. Woodard and wife, Rose M. Woodard

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. 397, on the Final P.U.D. plan of Section 5, Towne Village of the Country, of record in Plat Book 6250, Page 783 and 784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Allen R. Reeves and wife, Judy G. Reeves by deed from Randall Phillips Builders, Inc., of record in Book 7311, Page 731, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6767, Page 456, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Allen R. Reeves and wife, Judy G. Reeves, to Warren H. Wild, Jr., Trustee, for Third National Mortgage Company, dated July 24, 1987, and filed for record in Book 7311, Page 734 and record in Book 7320, Page 514, Register's Office for said County, with an unpaid principal amount of approximately $ 75,470.67, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

unimproved ( )
This is improved (X) property, known as 904 Wellfleet Court, Antioch, TN 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 25th day of April 19 96

Allen R. Reeves

Judy G. Reeves

BOOK 10028 PG 566

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen R. Reeves and wife, Judy G. Reeves

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 25th day of April 19 96.

Commission expires May 24, 1997

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

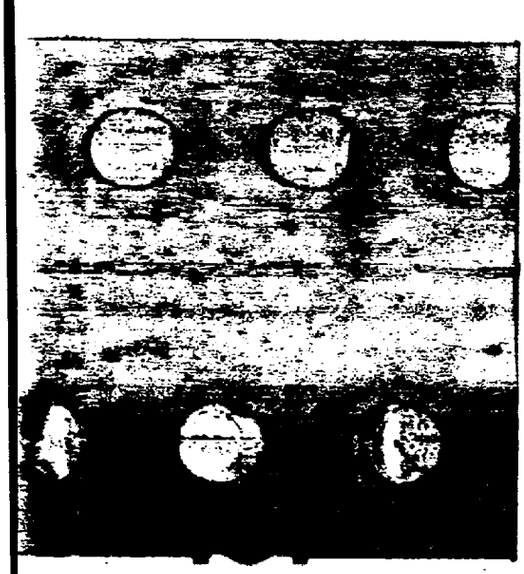
PATRICIA NICHOLLS NOTARY PUBLIC

0175472
IDENTIFICATION REFERENCE

96 APR 26 PM 2:50
DAVIDSON COUNTY, TN.

4784 04/26 0101 03CHECK 358.73





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

RECEIVED OF _____

FOR _____

BOOK 10028 PG 567

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

MAMT 94520.67
ERR CO
MAMT 94520.67-
CAMT 94520.67
CON TX 349.73
PRFEE 1.00
WDEED 8.00
TOTAL 358.73
CHECK 358.73

04/26/96 01 0001 4784
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

017547 2
IDENTIF. & REFERENCE

96 APR 26 PM 2:50

REGISTER
DAVIDSON COUNTY, TN.

No. 1032836