0177655

IDENTIF. ↑ REFERENCE

MAIL ENV.

96 MAY -2 PM 1:06

REGISTER
DAVIDSON COUNTY, TN.

This instrument prepared by:
THOMAS N. JONES, ATTORNEY
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Howard C. Giles Elizabeth C. Giles 4801 Honey Grove Drive Antioch, TN 37013	SunTrust Bank 201 4th Avenue North Nashville, TN 37219	162-16-0-D-001.00CO P.V. 10036 PG 612

W A R R A N T Y D E E D

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Barbara W. Arp, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Howard C. Giles and Elizabeth C. Giles, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot NO. 63, on the Plan of Section One, Honey Brook Subdivision, a Residential Planned Unit Development, of record in Plat Book 7900, page 242, and revised in Plat Book 7900, page 254, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Barbara W. Arp, unmarried by deed from Barry Construction Company, a Tennessee Corporation of record in Book 9105, page 433, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 1996 Taxes are a lien, but not yet due and payable.
2. Covenants, conditions and restrictions contained in instrument of record in Book 8289, page 145, Book 8298, page 198, Book 8434, page 447, Register's Office of Davidson County, Tennessee.
3. All matters appearing on the Plan of record in Book 7900, page 242, revised 7900, page 254, said Register's Office.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

BOOK 10036 PG 613

AND I FURTHER covenant and bind myself, my 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.

This improved property is known as:

4801 Honey Grove Drive, Antioch, TN 37013

WITNESS MY HANDS THIS 30th DAY OF April, 1996 IN FRANKLIN, TENNESSEE.

Barbara W. Arp
SELLER: Barbara W. Arp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Barbara W. Arp**, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 30th day of April, 1996 in Franklin, TN.

Cynthia D. Witt
Notary Public

My Commission Expires:

1/13/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10036 PG 614

The actual consideration or value, whichever is greater for this transfer is $139,900.00.

Howard C. Fiske
AFFIANT

Sworn to and subscribed to me, the undersigned, this 30th day of April, 1996, in Franklin, Tennessee.

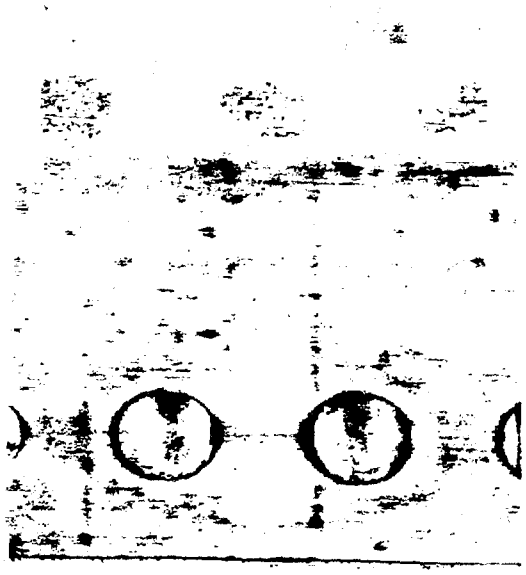
Cynthia D. Witt
NOTARY PUBLIC

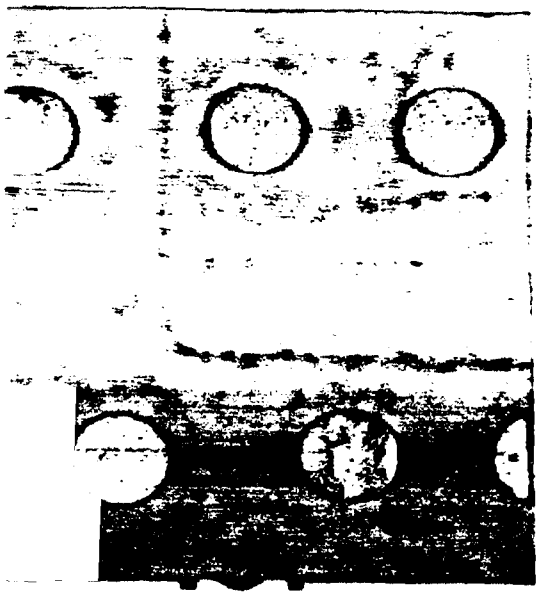
CYNTHIA D. WITT NOTARY PUBLIC AT LARGE WILLIAMSON

MY COMMISSION EXPIRES:

1/13/98

7124 05/02 0101 03CHECK 530.63





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

RECEIVED OF _____

FOR _____

BOOK 10036 PG 615

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
139900.00
CON TX 517.63
PRFEE 1.00
WDEED 12.00
TOTAL 530.63
CHECK 530.63
05/02/96 01 13:07 0001 7124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177655
IDENTIF. ▲ REFERENCE

96 MAY -2 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1035156