Box 35
0027802 MH

This Instrument Prepared By
WILKERSON GAULDIN & HAYES
Attorneys at Law
Post Office Box 220
Dyersburg, Tennessee 38025-0220

Without Opinion of Title, Survey,
or Other Representation

BK 10040 PG 704

WARRANTY DEED

I, MARY ANN TIBBS, a single person, do hereby convey to STEVE W. PRESLEY, his heirs and assigns, the following described property:

Lying and being in Davidson County, Tennessee, described as follows: Being Lot No. 76A, Zone Lot Division, Section Six, Patio Villa of record in Plat Book 6250, page 570, 571 amending Plat Book 6250, page 489, Register's Office for Davidson County, Tennessee.

Being further identified as Map 108-3, Parcel 115.00, in the records of the Tax Assessor's Office for Davidson County, Tennessee.

This being the same property conveyed to Marry Ann Tibbs by deed recorded in Book 6871, page 268, in the Register's Office for Davidson County, Tennessee.

I COVENANT that I am lawfully seized and possessed of said real estate, have a right to convey it, and warrant the title against all persons whomsoever, except as shown herein.

Said real estate is unencumbered with the exception of the 1996 County of Davidson and City of Nashville real estate taxes, which are neither due nor payable.

The consideration for this conveyance is Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration not recited herein, the receipt and sufficiency of which is hereby acknowledged.

Mary Ann Tibbs

IDENTIF. & REFERENCE

96 MAY -6 AM 10:35

REGISTER
DAVIDSON COUNTY, TN.

138.45

STATE OF Tennessee

COUNTY OF Davidson

R- .10040Pc 705

On this the 29th day of March, 1996, before me personally appeared MARY ANN TIBBS, a single person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND SEAL the day and date first above written.

Rhonda Burnette Mabry
NOTARY PUBLIC

My Commission Expires: July 26, 1997

RESPONSIBLE FOR TAXES: (New Owner)

Steve W. Presley

1215 Thorntree Drive

Dyersburg, TN 38024

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 48,460.82 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

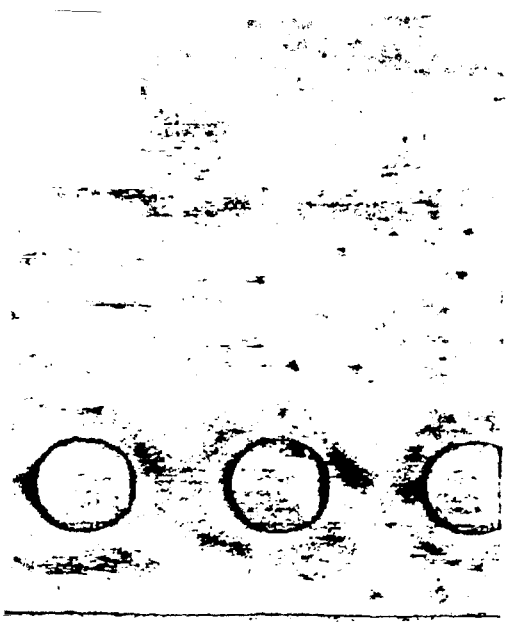
Steve W. Presley
AFFIANT

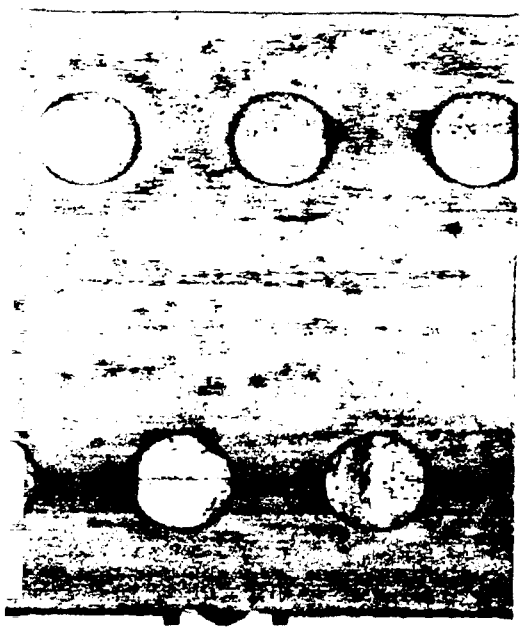
Sworn to and subscribed before me on this the 6th day of March, 1996

Notary Public

My commission expires: 11-18-96

Doc:REALEST\DEEDS\WARDEEDS\PRESLEY.1 February 23, 1996





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10040 PG 706

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	48460.82
CON TX	179.45
PRFEE	1.00
MTGEE	8.00
TOTAL	188.45
CHECK	188.45

05/06/96 01 10:39 0001 3386

0178816
IDENTIF. ↑ REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY -6 AM 10: 39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1036406