BOX 19B
96-5-13A

pg 10044 pg 497

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF May 19 96
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONNIE F. MCFARLIN (NAME)	CHURCHILL MORTGAGE CORPORATION (NAME)	MAP 091-10
525 Snyder Avenue (ADDRESS)	761 Old Hickory Blvd, Suite 301 (ADDRESS)	PARCEL 243
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	FB 08DA-23415

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, WILLIAM EDWARD RITCHIE, LILLIE MAI INGLIS, NEWTON JAMES JACKSON, ZELMA ALEXANDER, OPAL R. CARLISLE, AND DONNA RUTH REED, SOLE HEIRS AT LAW, UNDER THE * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONNIE F. MCFARLIN AND WIFE, DENISE M. MCFARLIN

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. 1 on the northerly on-half of Lot No. 2 of Block "A" on the Map of Mrs. S. E. Drake's Subdivision, of Block "A" and J. W. Davidson's Subdivision of Block "B", Vernon and Lovell's Coleman Heights Plan, as of record in Book 332, Page 25, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Malcolm R. Crouch and wife, Dorothy Ritchie Crouch, by Deed from Ethel Crouch Austin, etal, of record in Book 1425, Page 56, Register's Office for Davidson County, Tennessee. The said Malcolm R. Crouch and Dorothy Ritchie Crouch having since died. Malcolm R. Crouch having predeceased Dorothy Ritchie Crouch and by the will of Dorothy R. Crouch in Will Book 151, Page 357, the property was devised to William Edward Ritchie, Lillie Mai Inglis, Zelma Alexander, Opal Carlisle, Donna Ruth Reed and Newton James Jackson, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

LEGAL DESCRIPTION CONTINUED

unimproved ( )
This is improved (X) property, known as 525 Snyder Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*WILL OF DOROTHY R. CROUCH, UNMARRIED.

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 6th day of May 19 96

WILLIAM EDWARD RITCHIE
By: William Edward Ritchie Opal Carlisle
OPAL R. CARLISLE, ATTORNEY-IN-FACT

LILLIE MAI INGLIS
By Lillie Mai Inglis Opal Carlisle
OPAL R. CARLISLE, ATTORNEY-IN-FACT

DONNA RUTH REED
BY: Donna Ruth Reed Opal Carlisle
OPAL R. CARLISLE, ATTORNEY-IN-FACT

NEWTON JAMES JACKSON
By: Newton James Jackson Opal Carlisle
OPAL R. CARLISLE, ATTORNEY-IN-FACT

ZELMA ALEXANDER
By: Zelma Alexander Opal Carlisle
OPAL R. CARLISLE, ATTORNEY-IN-FACT

Opal R. Carlisle
OPAL R. CARLISLE

LEGAL DESCRIPTION CONTINUATION

THIS instrument is being executed in behalf of William Edward Ritchie pursuant to a Power of Attorney executed by same on the 19th day of April, 1996, and being filed for record simultaneously herewith.

THIS instrument is being executed in behalf of Lillie Mai Inglis pursuant to a Power of Attorney executed by same on the 19th day of April, 1996, and being filed for record simultaneously herewith.

THIS instrument is being executed in behalf of Zelma Alexander pursuant to a Power of Attorney executed by same on the 20th day of April, 1996, and being filed for record simultaneously herewith.

THIS instrument is being executed in behalf of Donna Ruth Reed pursuant to a Power of Attorney executed by same on the 22nd day of April, 1996, and being filed for record simultaneously herewith.

THIS instrument is being executed in behalf of Newton James Jackson pursuant to a Power of Attorney executed by same on the 22nd day of April, 1996, and being filed for record simultaneously herewith.

SUBJECT PROPERTY IS NOT NOW OR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR(S) HEREIN.

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 Opal R. Carlisle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Brentwood, Tennessee, this 6th day of May, 1996.

Notary Public

My Commission Expires: 7-24-99

SCOTT D. WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

0179977
IDENTIF. & REFERENCE

96 MAY -8 PM 12:57
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of May, 1996, before me personally appeared Opal R. Carlisle, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of William Edward Ritchie, and acknowledged that she executed the same as the free act and deed of the said William Edward Ritchie.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of May, 1996, before me personally appeared Opal R. Carlisle, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Lillie Mai Inglis, and acknowledged that she executed the same as the free act and deed of the said Lillie Mai Inglis.

Notary Public

SCOTT D WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of May, 1996, before me personally appeared Opal R. Carlisle, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Zelma Alexander, and acknowledged that she executed the same as the free act and deed of the said Zelma Alexander.

Notary Public

SCOTT D WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 6th day of May, 1996, before me personally appeared Opal R. Carlisle, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Donna Ruth Reed, and acknowledged that she executed the same as the free act and deed of the said Donna Ruth Reed.

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

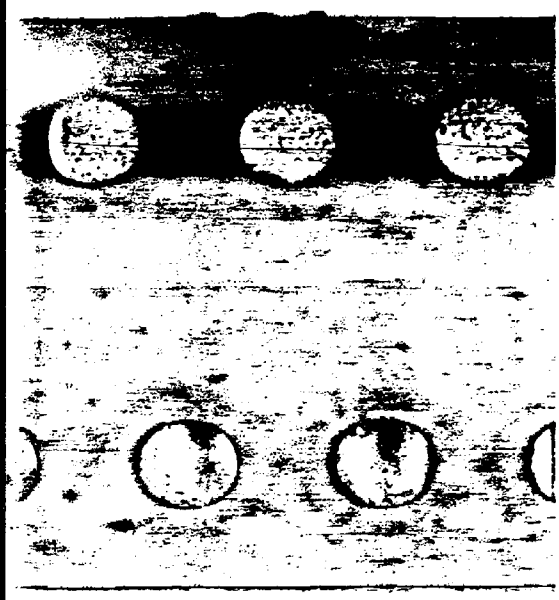
On this 6th day of May, 1996, before me personally appeared Opal R. Carlisle, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of Newton James Jackson, and acknowledged that she executed the same as the free act and deed of the said Newton James Jackson.

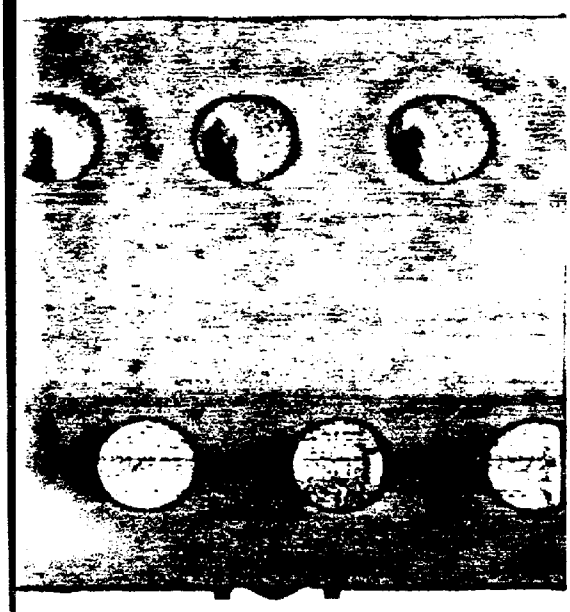
Notary Public

SCOTT D WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-24-99

RECORDED 01 JUL 96 14:03





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10044 PG 500

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 42000.00
				CON TX 155.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 168.40
				CHECK 168.40
			05/08/96 01	13:01 0001 9652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0179977
IDENTIF. ✦ REFERENCE

96 MAY -8 PM 12:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1037653