B41

BK 10053 PG 310

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 137,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wellsman Reynolds	GMAC Mortgage Corporation of P.A.	150-3
(NAME) 3444 Shakertown Road	(NAME) 8360 Old York Road	336
(ADDRESS) Antioch, TN 37013	(ADDRESS) Akins Park, PA 19117-1590	2DX-3712
(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, Steven P. Muir and wife, Annette Muir

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wellsman Reynolds and wife, Gayla A. Reynolds

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. 446, on the Plan of the Country* of record in Plat Book 6900, Pages 285 and 286, Register's Office for said County, to which reference is made for a more complete description.

*Section Nine

Being the same property conveyed to Steven P. Muir and wife, Annette Muir by deed of record in Book 8969, Page 81, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Steven P. Muir and wife, Annette Muir by Donna Ritter as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10053, Page 309, in the Register's Office for Davidson County, Tennessee.

0182847

IDENTIF. A REFERENCE

97 MAY 17 AM 11:10

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

RECEIPT # 91497 DAVIDSON 519.23

unimproved (S)
This is improved (XX) property, known as 3444 Shakertown Road, 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 hands this 15th day of May 1996

Steven P. Muir — Annette Muir

By: Donna Ritter atty in fact — By: Donna Ritter atty in Fact

Donna Ritter, Attorney-in-fact — Donna Ritter, Attorney-in-fact

DCTN01WC

310

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 Steven P. Muir and wife, Annette Muir

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 Antioch, Tennessee, this 15th day of May 19 96.

Commission expires October 9, 1999

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

BOOK 10053 PG 311

STATE OF Tennessee
COUNTY OF Davidson

On this 5/15/96 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Steven P. Muir and wife, Annette Muir, and acknowledged that Donna Ritter executed the same as the free act and deed of the said Steven P. Muir and wife, Annette Muir, through Power of Attorney granted Donna Ritter by the said Steven P. Muir and wife, Annette Muir.

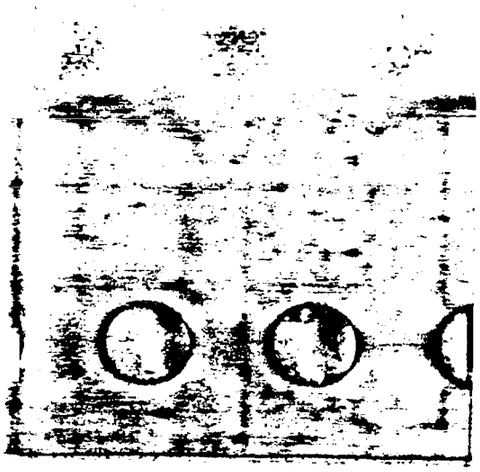
Commission Expires: _____

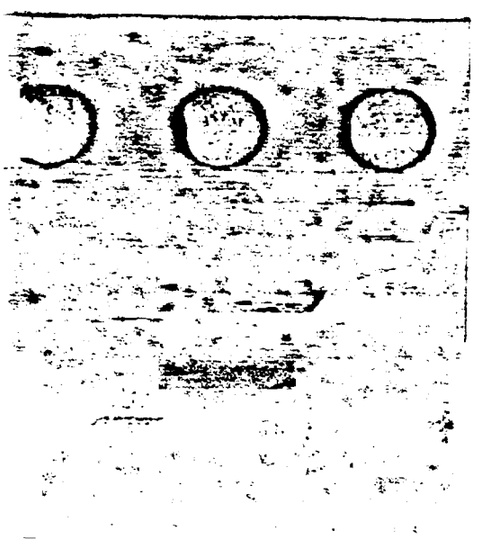
Notary Public: Lori Holloway

LORI HOLLOWAY
NOTARY PUBLIC
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

TN01WC

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





RECEIVED OF _____

FOR _____

BOOK 10053 PG 312

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

AMT
137900.00
STA TX 510.23
PRFEE 1.00
MDEED 8.00
TOTAL 519.23
CHECK 519.23

05/17/96 01 11:14 0001 2813

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182847
IDENTIF. ✦ REFERENCE

96 MAY 17 AM 11:10
REGISTER
DAVIDSON COUNTY, TN.

No. 1040768