BOOK 10054 PG 3

BOX #19B

G#96-5-56K

WARRANTY DEED

PETER 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 $ 147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th 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: MORTGAGEE:	MAP-PARCEL NUMBERS
ROBERT E. WILLARD (NAME)	NORWEST MORTGAGE, INC. (NAME)	MAP 135-14-0-B
308 Alder Court (ADDRESS)	P. O. Box 5137 (ADDRESS)	PARCEL 028.00co
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-5137 (CITY) (STATE) (ZIP)	FB #02DX-06947

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, S. R. McCONNAUGHIE and Y. M. McCONNAUGHIE, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. WILLARD AND DEBORAH A. WILLARD, HUSBAND AND WIFE

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. 28 on the Plan of the Resubdivision of Lots Nos. 27, 28 and 29 of Ransom Place, Phase I, a Planned Unit Development, as of record in Book 8250, Page 131, 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 S. R. McConnaughie and wife, Y. M. McConnaughie, by Deed from Ransom Place Homes, Inc., of record in Book 8830, Page 842, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Ransom Place, Phase I, of record in Book 7867, Page 81, and as amended in Book 7885, Page 868, in Book 7947, Page 436, in Book 8070, Page 555, in Book 8424, Page 414, in Book 8505, Page 235, in Book 8550, Page 764, in Book 8707, Page 86, and in Book 8846, Page 184, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of S. R. McConnaughie pursuant to a Power of Attorney executed by him on the 10th day of May, 1996, and being

CONTINUED

unimproved ( )
This is improved (X) property, known as 308 Alder Court, Nashville, TN 37217
(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 15th day of May 1996

S. R. McCONNAUGHIE
By: Y. M. McConnaughie
Y. M. McCONNAUGHIE, Attorney-in-fact

Y. M. McCONNAUGHIE

DCTND1WC

BOOK 10054 PG 4

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 Y. M. McCONNAUGHIE

the bargainor _____, 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 Brentwood, Tennessee, this 15th day of May, 1996.

Commission expires 7/24/99

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May, 1996, before me personally appeared Y. M. McCONNAUGHIE, 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 S. R. McCONNAUGHIE, and acknowledged that she executed the same as the free act and deed of the said S. R. McCONNAUGHIE.

Notary Public

My Commission Expires: 7/24/99

LEGAL DESCRIPTION CONTINUATION

filed for record simultaneously herewith.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

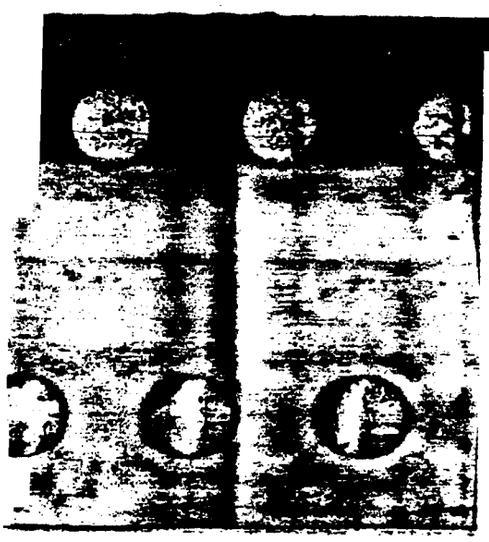
96122 08:14

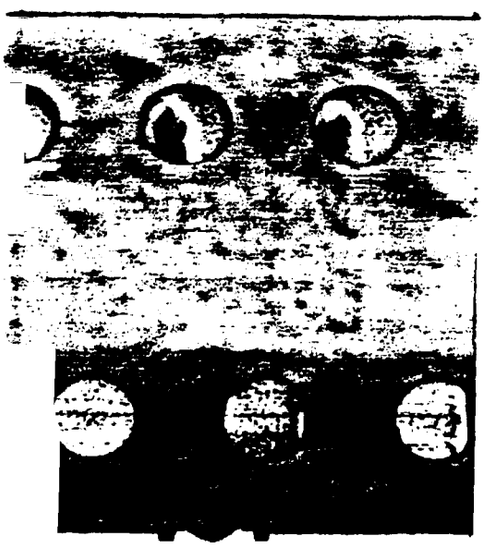
0183016

IDENTIFICATION REFERENCE

JSC-ECK

576.23





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

RECEIVED OF _____

FOR _____

BOOK 10054 PG 5

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 147900.00
CON TX 547.23
PRFEE 1.00
WDEED 8.00
TOTAL 556.23
CHECK 556.23

05/20/96 01 08:16 0001 3019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183016
IDENTIF. # REFERENCE

96 MAY 20 AM 8:14

REGISTER
COUNTY, TN.

No. 1040965