Box 17

# WARRANTY DEED

BOOK 10056 PG 383

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 86,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/97
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dianne Rene Crain (NAME) | Chase Manhattan Mortgage Corp. (NAME) | MAP 134-9 |
| 3664 Donna Kay Drive (ADDRESS) | 343 Thornall Street (ADDRESS) | PARCEL 103 |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | Edison, NJ 08837 (CITY) (STATE) (ZIP) | 5DU 77711 |

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, Donald E. Carr, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dianne Rene Crain

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:

Being Lot No. 56 of Woodland Hills, Phase One, Nashville, Davidson County, Tennessee, according to the Plat thereof recorded in Book 6900, pages 666, 667, 668 and 669 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald E. Carr, Jr. and wife, Jenny Carr by deed from Fox Ridge Homes, Inc. of record in Book 8230, page 942 and to Donald E. Carr, Jr. by deed from Jenny Carr pursuant to a Final Decree of Divorce of record in Book 9667, page 931, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 7632, page 947, said Register's Office.

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

Taxes for the year 1996 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved ( X ) property, known as 3664 Donna Kay Drive, Nashville, TN 37211
(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 my hand this 10th day of May 19 96

Donald E. Carr, Jr.

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 Donald E. Carr, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 10th day of May 19 96.

Commission expires 11/22/97

Laura A. Beasley
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

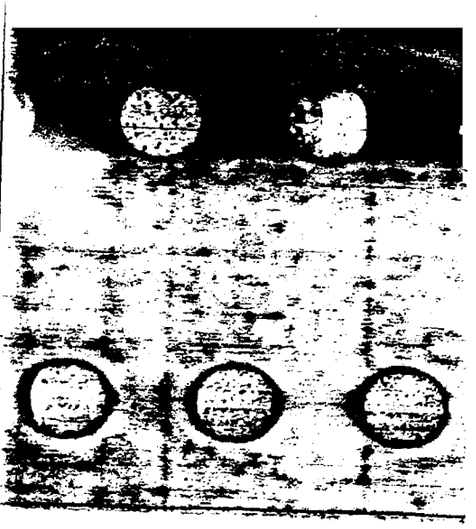


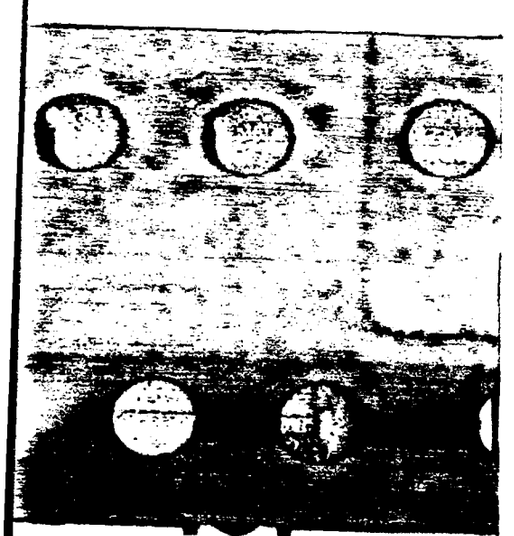
0183750
IDENTIF. & REFERENCE

96 MAY 21 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3817 05/21 0101 03CHECK 327.20

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





RECEIVED OF _____

FOR _____

BOOK 10056 PG 385

| | | |
|---|---|---|
| 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 86000.00 |
| | | | | CON TX 318.20 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 8.00 |
| | | | | TOTAL 327.20 |
| | | | | CHECK 327.20 |
| | | | 05/21/96 01 | 13:26 0001 3817 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0183750
IDENTIF. ↑ REFERENCE

96 MAY 21 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1041758