WARRANTY DEED

10062 pg 195

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 119,900.00

Walter F. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter F. Rogers (NAME)	First Republic Mortgage Corp. (NAME)	64-11-A
704 North Chestnut Court (ADDRESS)	1000 Northchase Drive Ste. S-120 (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Goodlettsville, TN 37072 (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, Dean Knox and wife, Lois Knox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter F. Rogers

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, TN, being Lot No. 41 on the Plan of Caleb Chase, a Planned Unit Development, of record in Book 6250, page 821 and 822, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dean A. Knox and wife, Lois L. Knox by deed from Alan D. Revelette and wife, Candace M. Revelette of record in Book 8236, Page 119 Register's Office for Davidson County, Tennessee.

Taxes resulting from supplemental revised or corrected assessments under Tennessee Code annotated section 67-5-603 et seq.

Restrictions of record in Book 6783, page 805 and amended in Book 7189, page 553, said Register's Office.

Bylaws of record in Book 7189, page 581, said Register's Office.

Quitclaim Deed conveying common area of record in Book 7242, page 554, said Register's Office.

This is unimproved ( ) improved (X) property, known as 704 North Chestnut Court, Hermitage, TN 37076
(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 17th day of May 19 96

Dean Knox

Lois Knox

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 Dean Knox and wife, Lois Knox

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 Nashville, Tennessee, this 17th day of May 19 96

Commission expires May 30, 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_____.

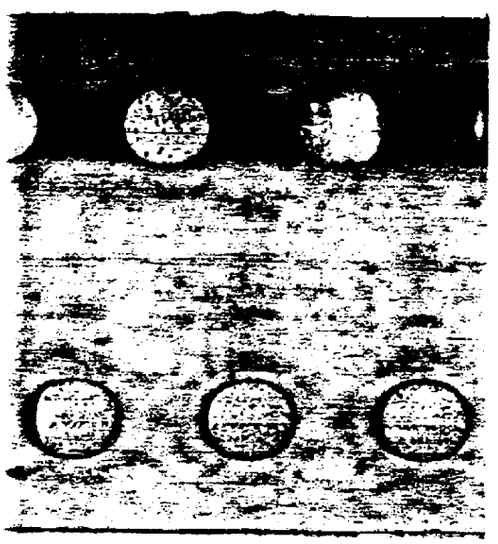
My commission expires _____

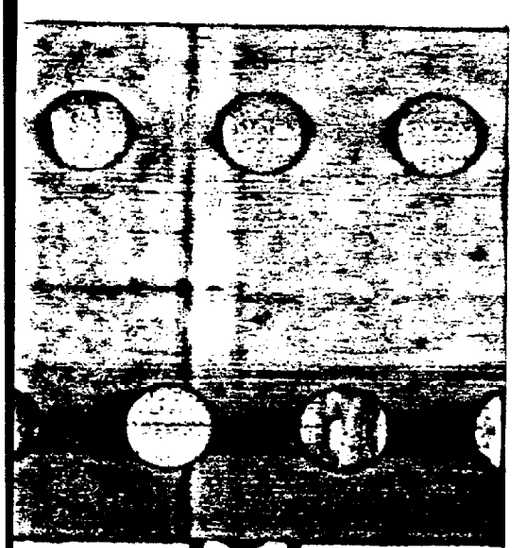
Notary Public

0185561
IDENTIF. & REFERENCE

96 MAY 28 AM 10:38
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5755 05/28 0101 03CHECK 452.63





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

RECEIVED OF _____

FOR _____

BOOK 10062 PG 197

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 119900.00
				CON TX 443.63
				PRFEE 1.00
				WDEED 8.00
				TOTAL 452.63
				CHECK 452.63
05/28/96	01			10:41 0001 5755

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185561
IDENTIF. ↑ REFERENCE

96 MAY 28 AM 10:38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043675