After Recording Return To:
Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road.
LaVergne, TN 37086

BOOK 10066 PG 104

96 MAY 30 AM 10:56

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

IDENTIFICATION REFERENCE

01867787

---------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION---------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **EFFILEA L. AKIN, UNMARRIED**, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **MICHAEL A. PETRIN AND WIFE, RHONDA L. PETRIN**, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

7047 05/30 0101 03CHECK 497.40

Land in Davidson County, Tennessee, being Lot No. 11 on the plan of Phase I of Poplar Creek Estates, of record in Book 6250, page 647, Register's Office for said County.

Said Lot No. 11 fronts 92.80 feet on the southerly margin of Poplar Creek Tracr and extends back 158.13 feet on the easterly line and 144.29 feet on the westerly line to a dead line in the rear, measuring 99.72 feet thereon.

Being the same property conveyed to Effiles L. Akin, unmarried by deed form Gregory P. Davidson and wife, Julie D. Davidson, dated June 5, 1990, recorded June 7, 1990, of record in Book 8125, page 451, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase I of Poplar Creek Estates, as said areas are set forth and defined in Restrictions of record in Book 5349, page 921; Book 6474, page 346, as amended in Book 6484, page 587; Book 6474, page 354, as amended in Book 6486, page 588; Book 6662, page 433; Book 6987, page 966; Book 7270, page 648, and Book 7964, page 33, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 22nd day of May, 1996

Effilea L. Akin

EFFILEA L. AKIN, UNMARRIED

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared EFFILEA L. AKIN, UNMARRIED, the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 22nd day of May, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $132.000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of May, 1996.

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Guaranty of Middle Tennessee, Inc.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086

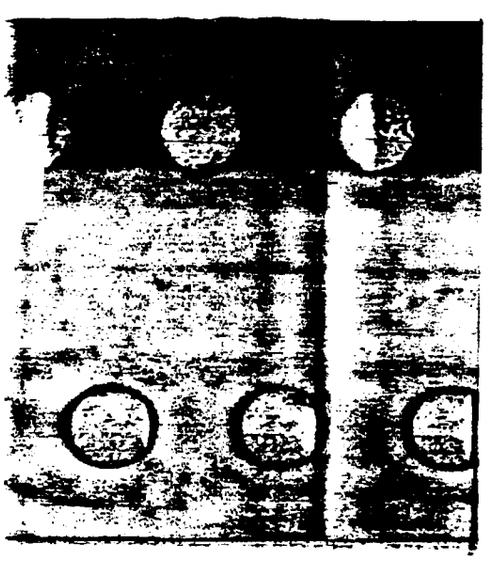
MAP AND PARCEL NUMBERS: Map 155-08 Parcel 011.00

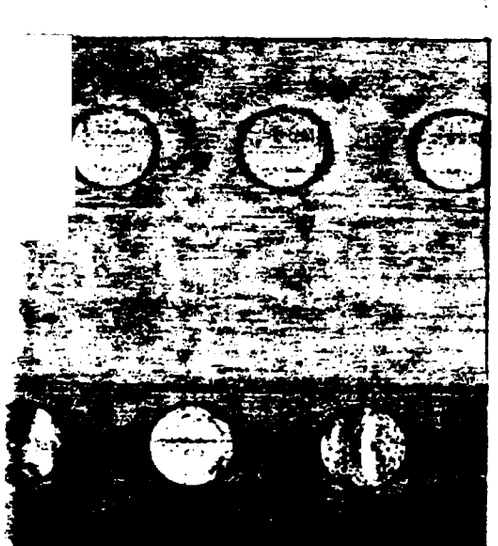
ADDRESS NEW OWNER:

Michael A. Petrin and
wife, Rhonda L. Petrin
7001 Poplar Creek Trace
Nashville, TN. 37221

SEND TAX BILLS TO:

America's Wholesale Lender
155 North Lake Avenue
Pasadena, CA. 91109





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

RECEIVED OF _____

FOR _____

RBOOK 10066 PG 106

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	
				132000.00
			CON TX	488.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	497.40
			CHECK	497.40
05/30/96	01		11:01 0001	7047

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186787
IDENTIF. ↑ REFERENCE

96 MAY 30 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1044951