WARRANTY DEED

BOOK 10066 PG 807

SR0596-296A

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 58,049.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: October 26, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 515 Enon Springs Road, Smyrna, Tennessee 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Micah Walker	Harbourton Mortgage Companies	33-16
(NAME)	(NAME)	
504 Macfie Court	601 Fifth Avenue	202
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Scottsbluff, NE 69361	11D-41678
(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, Sylvanye L. Roh, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Micah Walker and wife, Anita Walker

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 all of Lot No. 184-B, Zone Lot Division of all lots of Phase One, Cedar Bluff Subdivision, as shown by plat and survey of record in Plat Book 6250, Page 836 and 837, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sylvanye L. Sharpe, now married and known as Sylvanye L. Roh, by deed from Apple Valley Associates, a joint venture of record in Deed Book 6987, Page 360, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This conveyance is subject to a Deed of Trust executed by Sylvanye L. Sharpe to Edward Seddon, Trustee(s) for Republic Mortgage, Inc. dated September 15, 1986 with an approximate unpaid balance of $58,049.40, of record in Trust Book 6987, Page 363, of said Register's Office, which the Grantees herein assume and agree to pay. The escrow accounts in connection with said loan are hereby transferred to these Grantees.

CONTINUED

unimproved ( )
This is improved (X) property, known as 504 Macfie Court, Madison, Tennessee 37115
(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~~ our hand~~s~~ this 28th day of May 19 96

Sylvanye L. Roh

Douglas E. Roh

BOOK 10066 PG 808

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sylvanve L. Roh, married, and husband Douglas Roh, the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand and official seal at Smyrna, Tennessee, this 28th day of May 19 96.

Commission expires October 26, 1996

Notary Public

LEGAL DESCRIPTION CONTINUATION

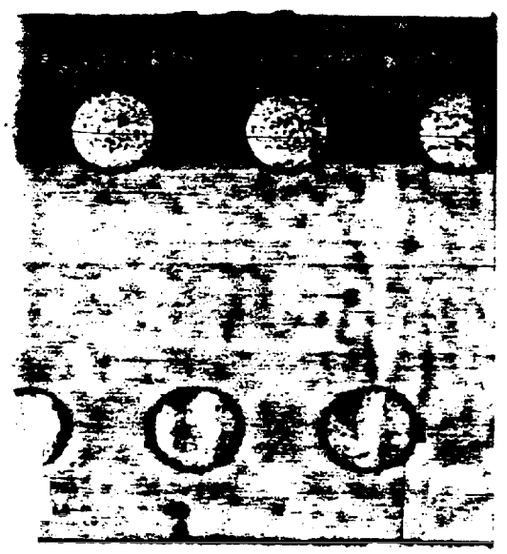
Douglas Roh joins in this conveyance to convey any and all rights he may have in this property.

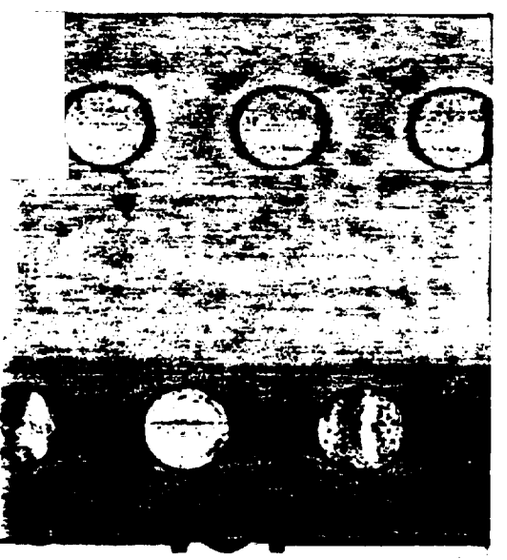
**This instrument was prepared from information provided by the parties without the aid of title examination.

0186989
IDENTIF. & REFERENCE

96 MAY 30 PM 1:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7254 05/30 0101 03CHECK 223.78





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

RECEIVED OF _____

FOR _____

BOOK 10066 PG 809

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 58049.00
				CON TX 214.78
				PRFEE 1.00
				MDEED 8.00
				TOTAL 223.78
				CHECK 223.78
			05/30/96 01	13:39 0001 7254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186989
IDENTIF. ↑ REFERENCE

96 MAY 30 PM 1:33
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1045157