48
Ready

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,000.00

Lois Potts
Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

BOOK 10067 PG 621

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell and Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Potts (NAME)	First Investment Company (NAME)	150-10-0-052.00
108 Stonebridge Court (ADDRESS)	P. O. BOX 729 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Columbus, OH 43216-729 (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, J. Michael Steinfath and wife, J. Ellen Steinfath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dean Potts and wife, Lois Potts

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. 243 on the Plan of Section Three, Towne Village of the Country, of record in Plat Book 5200, Page 268, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Michael Steinfath and wife, J. Ellen Steinfath by deed from Keith A. Lancaster of record in Book 8739, Page 868, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 5635, Page 545, and all matters shown on the Plan of Record.

The said J. Ellen Steinfath is one and the same as Jessica Ellen Steinfath.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a deed of trust to First Investment Company, of record in Book 7124, Page 411, said Register's Office, and also the agreement that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantees.

unimproved ( )
This is improved (X) property, known as 108 Stonebridge Court, Antioch, TN 37013
(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 & this 28th day of May, 19 96

J. Michael Steinfath
J. Michael Steinfath

J. Ellen Steinfath by J. Michael Steinfath attorney in fact
J. Ellen Steinfath

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Michael Steinfath, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for J. Ellen Steinfath and that he is authorized by her to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, TN, this 28th day of May, 1996.

Notary Public

My commission expires 05/16/99

TERESA L. BEARD
NOTARY PUBLIC AT LARGE
WILLIAMSON

My Comm. Exp. 5-16-99

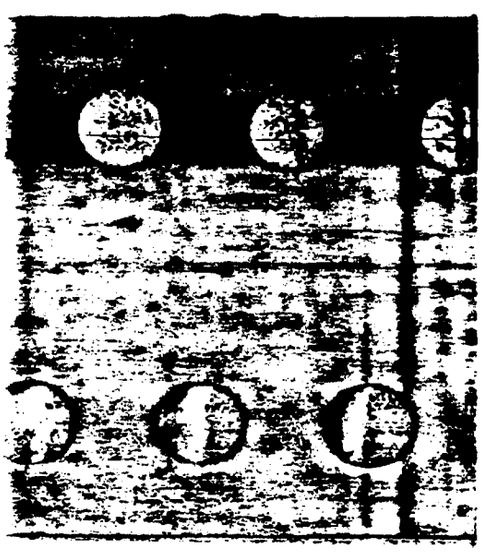
DEED
FROM
TO

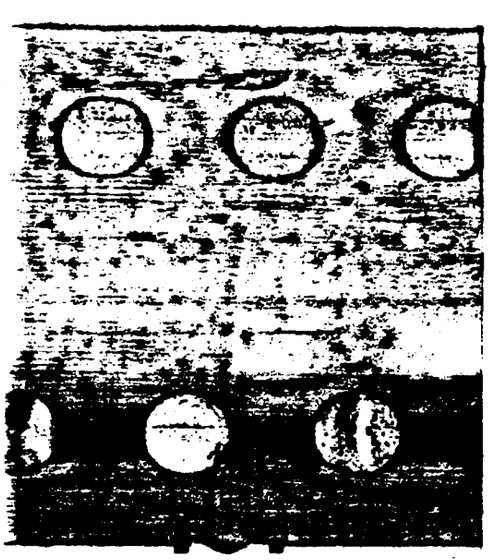
Realty Title
Post Office Box 1369
428 Wilson Pike Circle
Brentwood, TN 37024-1369
(615) 377-0620

0187191
IDENTIF. # REFERENCE

96 MAY 31 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7487 05/31 0101 03CHECK 308.70





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

RECEIVED OF _____

FOR _____

BOOK 10067 PG 623

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 81000.00
				CON TX 299.70
				PRFEE 1.00
				MDEED 8.00
				TOTAL 308.70
				CHECK 308.70
			05/31/96 01	09:20 0001 7487

0187191 IDENTIF. ↑ REFERENCE

96 MAY 31 PM 9:17

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1045384