FILE BOX 3

STATE OF TENNESSEE
COUNTY OF Davidson

1759-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,000.00

Bonnie C. Dickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 96

Dorothy S. Potts
Notary Public

MY COMMISSION EXPIRES: 7-24-99

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 1999

BOOK 10069 PG 468

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bonnie C. Dickens	Southeastern Mortgage of TN, Inc.	034-05A-025.00
(NAME)	(NAME)	
505 Thomas Jefferson Circle	565 Marriott Drive, Suite 250	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115	Nashville, TN 37214	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Peggy A. Hurt, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bonnie C. Dickens, Unmarried

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, Tennessee, being Lot No. 25, as shown on the Plan of Monticello Manor, as of record in Book 6250, page 551, and being part of the property on the Plans of record in Book 421, page 44, Book 6200, page 54 and Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plan references are hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to Peggy A. Hurt by deed from Kirby Clifton and wife, Pauline Clifton, filed of record in Book 8063, page 141, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

8048 06/03 0101 03CHECK 227.30

This is improved property known as 505 Thomas Jefferson Circle, Madison, TN 37115

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 ~~her~~ his hand this 30th day of May, 19 96.

Peggy A. Hurt by her Attorney-in-Fact

Peggy A. Hurt, by her Attorney-in-Fact
Christopher Cox

BOOK 10069 PG 469

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

My commission expires_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, do hereby certify that Christopher Cox _____, attorney-in-fact for Peggy A. Hurt _____, personally appeared before me this dated, and being duly sworn, says that he, executed the foregoing instrument for and in behalf of Peggy A. Hurt _____, and that his authority to execute and acknowledge is contained in an instrument dated March 8, 1996, duly executed, acknowledged and recorded in Book 10064, page 904, Register's Office for Davidson County, Tennessee, and that this instrument was executed under and by virtue of authority duly given by said instrument and for the purposes expressed therein.

Witness my hand and notarial seal this 30th day of May, 1996, 19 96.

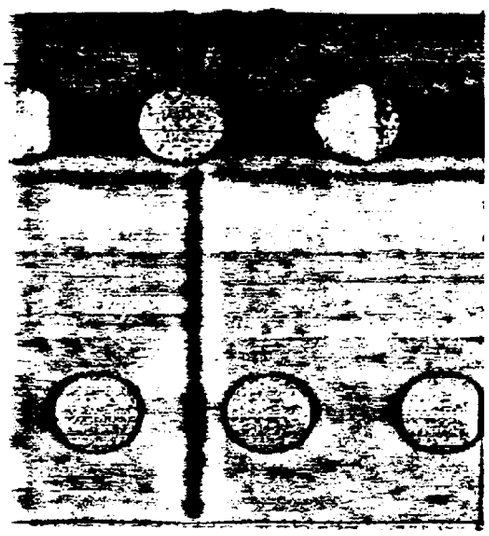
Dorothy S. Potts
Notary Public

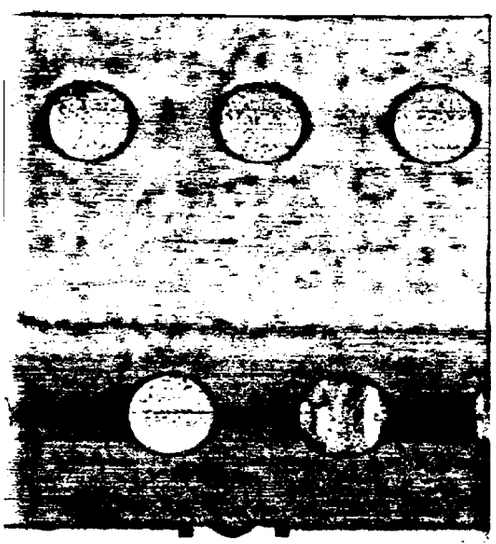
DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: ...ission Expires JULY 24, 1999

0187710
IDENTIF. & REFERENCE

96 JUN -3 AM 9:15
FELIX Z. ...SON REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10069 PG 470

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 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 8.00
TOTAL 227.30
CHECK 227.30

06/03/96 01 09:19 0001 8048

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187710
IDENTIF. ↑ REFERENCE

96 JUN -3 AM 9:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045939