Box 8-cmw

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10070 PG 56

ADDRESS NEW OWNER:
Jennifer L. Evans
307 Clofton Dr.
Nashville, TN 37221

SEND TAX BILL:

mortgagee

MORTGAGEE:
First Republic Morgage Corporation
3310 West End Avenue, Suite 480
Nashville, TN 37203

MAP AND PARCEL:
MAP 142-14
GROUP
PARCEL 201

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Margaret D. Lamons and husband, King Lamons, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jennifer L. Evans, hereinafter called the Grantee, her 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. 4-A on the Plan of Zone Lot Division, Harpeth View Estates, of record in Book 6250, page 211, as amended in Book 6250, page 511, said Register's Office.

Being the same property conveyed to Margaret D. Kent (now Margaret D. Lamons) and King Lamons by deed from Randy G. Howington and spouse Angela D. Howington of record in Book 9179, page 507, Register's Office for Davidson County, Tennessee.

This is improved property known as 307 Clofton Dr., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

8220 06/03 0101 03CHECK 286.50

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jennifer L. Evans, her heirs and assigns, forever; and we, Margaret D. Lamons and husband, King Lamons do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 31st day of May, 1996.

Margaret D. Lamons

Margaret D. Lamons

King Lamons

King Lamons

0187879
IDENTIF. & REFERENCE

96 JUN -3 AM 11:18
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 10070 PG 57

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Margaret D. Lamons and husband, King Lamons the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of May, 1996.

Rebecca L. Garland
NOTARY PUBLIC

My Commission Expires: May 24, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 75,000.00.

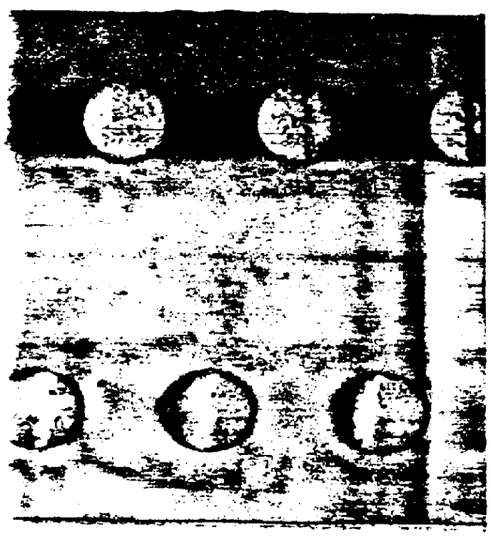
Janice Evans
AFFIANT

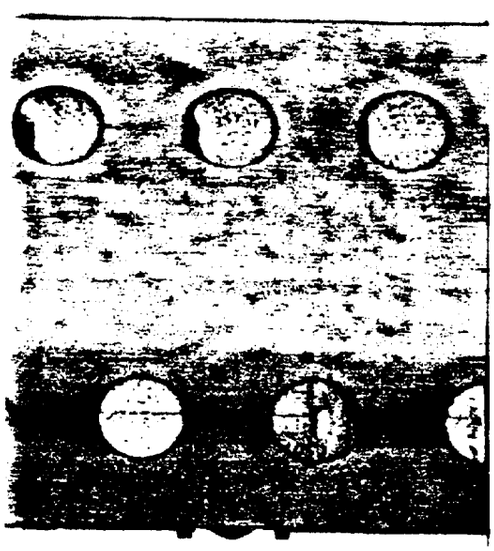
Subscribed and sworn to before me this 31st day of May, 1996.

NOTARY PUBLIC

My Commission Expires: [redacted]

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 58

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

06/03/96 01 11:23 0001 8220

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187879
IDENTIF. ↑ REFERENCE

96 JUN -3 AM 11:18
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046111