48
Rec'd

WARRANTY DEED

BOOK 10070 PG 323

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 122,300.00

Brent G. Fox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 96

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent G. Fox (NAME)	Franklin American Mortgage (NAME)	172-12-0-B
905 Fallview Trail (ADDRESS)	214 Overlook Court #150 (ADDRESS)	010.00CO
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, Judith C. Adair and ~~wife~~ husband, Gary L. Adair

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brent G. Fox

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. 29 on the Plan of Bradford Hills, Section One, of record in Book 7900, Page 6 and amended in Book 7900, Pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judith C. Adair and husband, Gary L. Adair by deed from Claridge Builders, Inc. of record in Book 8377, Page 666, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 8069, Page 170; By-laws in Book 8071, Page 531; Storm Water Detention Agreement in Book 8292, Page 753; Charter in Book 8071, Page 520; Open Space in Book 8154, Page 304; Deeds of Conveyance in Deeds of Conveyance in Book 8377, Page 769 and Book 8377, Page 808; and all matters shown on the Plan of Record

96 JUN -3 PM 1:11
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0187947

unimproved ( )
This is improved (X) property, known as 905 Fallview Trail, Nashville, TN 37211
(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 s this 31st day of May 19 96

Judith C. Adair

Judith C. Adair

Gary L Adair by Judith C. Adair Atty-in-fact

Gary L. Adair

BOOK 10070 PG 324

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 Judith C. Adair ~~and wife, Geneva Adair~~

the bargainor ~~is~~, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she ~~they~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of May, 1996.

Commission expires May 16, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

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 Judith C. Adair, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained and who further acknowledged that she is the Attorney In Fact for Gary L. Adair and that she is authorized by him to execute this instrument on his behalf.

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

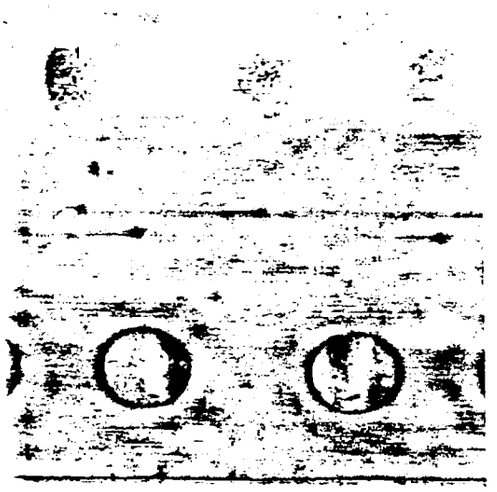
Notary Public

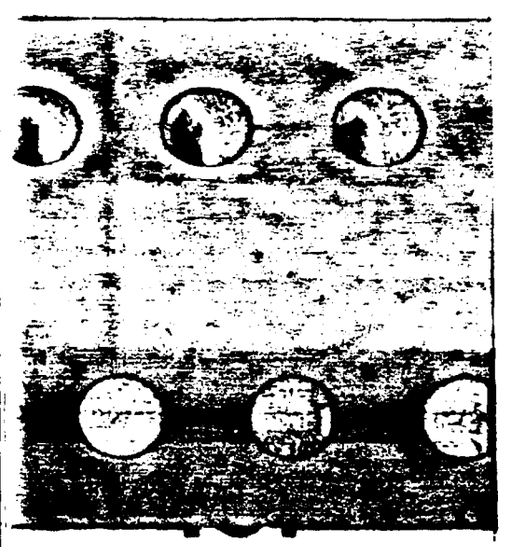
My Commission Expires: 5/16/99

My Commission Expires 5-16-99

3292 06/03 0101 03CHECK

42.50





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

RECEIVED OF _____

FOR _____

BOOK 10070 PG 325

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
122300.00
CON TX 452.51
PRFEE 1.00
WDEED 8.00
TOTAL 461.51
CHECK 461.51

06/03/96 01 13:16 0001 8292

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187947
IDENTIF. ↑ REFERENCE

96 JUN -3 PM 1:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046181