58

WARRANTY DEED

BOOK 10075 PG 373

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 328,000.00

Michaela Vettermann-Sela
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/26/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Avenue South, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winston G. Sela (NAME)	Franklin National Bank (NAME)	MAP 160-8A
108 Maxwell Crossing (ADDRESS)	230 Public Square (ADDRESS)	PARCEL 6
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	Franklin, Tennessee 37064 (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, Charles William Echols and wife, Susan G. Echols

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Winston G. Sela and wife, Michaela Vettermann-Sela

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. 6 on the Plan of Maxwell Crossing, as of record in Plat Book 6250, page 390, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles William Echols and wife, Susan G. Echols by deed from Maxwell Crossing Partnership of record in Book 8006, page 344, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 6867, page 597 Register's Office for Davidson County, Tennessee.

Plan of record in Book 6250, page 390, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Declaration of covenants, conditions, and restrictions of record in Book 6522, page 153, said Register's Office.

Taxes for the year 1996 and subsequent years, a lien, but not yet due and

CONTINUED

unimproved ( )
This is improved (X) property, known as 108 Maxwell Crossing, Brentwood, Tennessee 37027
(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 30th day of May, 19 96

Charles William Echols

Susan G. Echols

Susan G. Echols

BOOK 10075 PG 374

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 Charles William Echols and wife, Susan G. Echols

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 30th day of May 19 96.

Commission expires 11/24/98

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

LEGAL DESCRIPTION CONTINUATION BOOK 10075 PG 375

payable.

Easement of record in Book 686, page 597, said Register's Office.

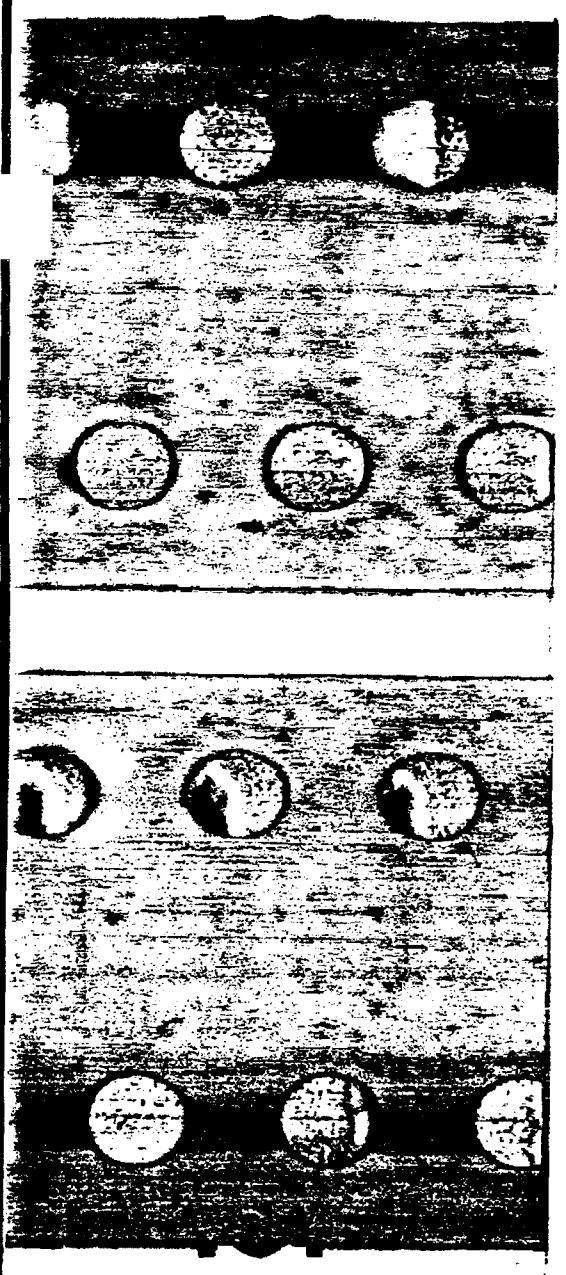
9695 06/05 0101 03CHECK 1226.60

0189225

IDENTIF. ↑ REFERENCE

96 JUN -5 AM 11:03

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10075 PG 376

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 328000.00
CON TX 1213.60
PRFEE 1.00
WDEED 12.00
TOTAL 1226.60
CHECK 1226.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9695

0189225
IDENTIF. ↑ REFERENCE

96 JUN -5 AM 11:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1047559