Realty 48

WARRANTY DEED

BOOK 10075 PG 736

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 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 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virginia T. Stokes (NAME)	MortgageSouth Corporation (NAME)	171-08-0-A
701 Postal Court (ADDRESS)	104 Woodmont Blvd., Suite 402 (ADDRESS)	102.00CO
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (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, Ronald D. Kerr and wife, Marcia L. Kerr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia T. Stokes and husband, John A. Stokes

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. 102 on the Plan of Cottonport Plantation, Phase II, of record in Book 6900, Page 950, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronald D. Kerr and wife, Marcia L. Kerr by deed from Radnor Homes, Inc. of record in Book 8852, Page 230, Register's Office for Davidson County, TN.

Subject to restrictions in Book 7430, page 784, in Book 7565, page 57, Book 7824, page 254, Book 7897, page 576, Book 7637, page 925, and Book 8313, page 932; agreement in Book 7350, page 137; charter in Book 7621, page 600; matters on the plan of record.

IDENTIF. & REFERENCE

96 JUN -5 PM 12:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

( ) unimproved (X) improved property, known as 701 Postal Court, Brentwood, TN 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 hands this 3rd day of June, 19 96

Ronald D. Kerr

Marcia L. Kerr

Marcia L. Kerr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10075 PG 737

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald D. Kerr and wife, Marcia L. Kerr

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 Brentwood, Tennessee, this 3rd day of June, 19 96

Commission expires May 16, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

LARGE

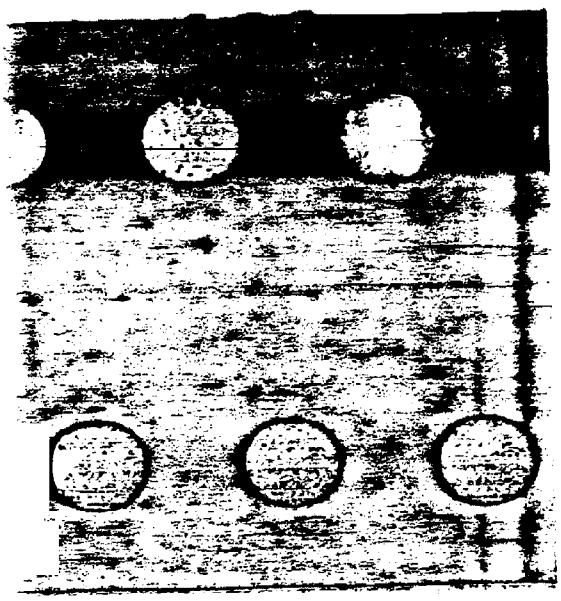
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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 _____.

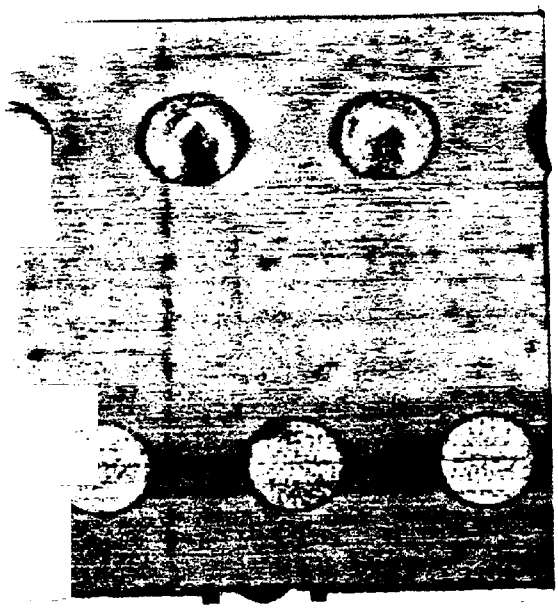
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

7791 06/05 0101 03CHECK 1082.00





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

RECEIVED OF _____

FOR _____

BOOK 10075 PG 738

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
290000.00
DON TX 1073.00
PRFEE 1.00
WDEED 8.00
TOTAL 1082.00
CHECK 1082.00
06/05/96 01 12:56 0001 9791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189320
IDENTIF. ↑ REFERENCE

96 JUN -5 PM 12: 54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1047654