BOX #19B
G#96-5-108K

WARRANTY DEED

BOOK 10075 PG 804

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 29, 19[illegible]
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
COMBOS & HIX, P. C., 315 Deaderick Street, Su. 1100, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBER
Jeremy Stokes (NAME)	BILTMORE MORTGAGE CORPORATION (NAME)	MAP 94-8
1904 Dahlia Drive (ADDRESS)	4301 Hillsboro Rd, Ste 300 (ADDRESS)	PARCEL 9
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Todd Lea Tenpenny and wife, Kay M. Tenpenny

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Stokes and wife, Torie 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:

Being Lot No. 9 on the Plan of Dahlia Gardens, as of record in Book 2663, page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 72 feet on the northerly side of Dahlia Drive and extends back 235 feet on the easterly line and 229 feet on the wesrterly line to a dead line measuring 101.5 feet thereon.

Being the same property conveyed to Luther A. Lea and wife, Thelma A. Lea by deed from Charles T. Castleman and wife, Blanche of record in Book 4593, page 896, Register's Office for Davidson County, Tennessee. Luther A. Lea and Thelma A. Lea having since died willing the proeprty to Wilma Jean Tenpenny by Will Book 166, page 7, Probated County for Davidson County, Tennessee. Further conveyed to Todd Lea Tenpenny by Quitclaim Deed from Wilma Jean Tenpenny of record in Book 8166, page 476, said Register's Office.

The above legal description is the same as used on the prior Deed.

NOTE: Kay M. Tenpenny joins in this conveyance to convey any and all interest she may have in said property.
Todd Lea Tenpenny is one and the same as Todd Lee Tenpenny.

unimproved ( )
This is improved (X) property, known as 1904 Dahlia Drive, Nashville, TN 37210
(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

Todd Lea Tenpenny

Kay M. Tenpenny

Kay M. Tenpenny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10075 PG 805

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Todd Lea Tenpenny and wife, Kay M. Tenpenny

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 Nashville, Tennessee, this 31st day of May 19 96.

My Commission Expires January 25, 1997

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

IDENTIF. & REFERENCE

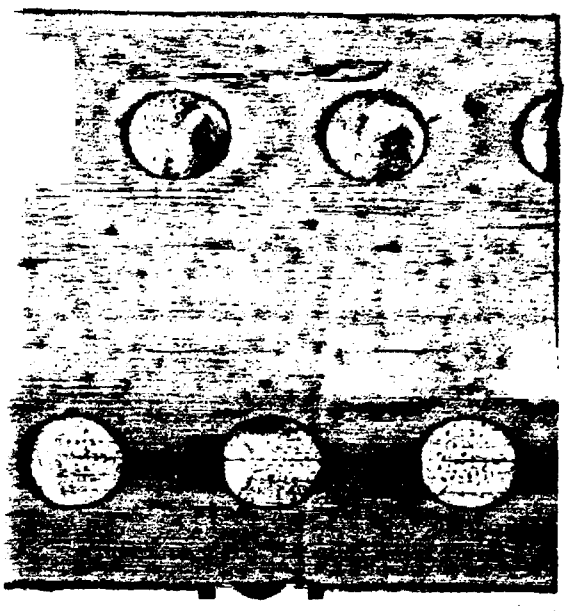
96 JUN -5 PM 1:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2002 06/05 0101 03CHECK

238.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10075 PG 806

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	62000.00
			CON TX	229.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	238.40

CHECK 238.40
06/05/96 01 13:05 0001 9802

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189331
IDENTIF. ↑ REFERENCE

96 JUN -5 PM 1:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047665