FILE BOX 45

WARRANTY DEED

BOOK 10076 PG 514

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,900.00

Samuel L. Graham
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-22-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel L. Graham (NAME)	Franklin American Mortgage (NAME)	MAP 63-16-B
305 Aaronwood Court (ADDRESS)	214 Overlook Circle, #150 (ADDRESS)	PARCEL 11CO
Old Hickory, TN 37138 (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, Keith A. Overstreet and wife, Karen G. Overstreet

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel L. Graham and wife, Nelda Holt Graham

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. 11, on the plan of Chitwood Downs, of record in Plat Book 6900, Page 550-553, as amended by Certificate of Correction of record in Book 7462, page 445, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. (Chitwood Downs now known as Hampton Park)

BEING the same property conveyed to Keith A. Overstreet and wife, Karen G. Overstreet by deed from M/I Schottenstein Homes, Inc. d/b/a M/I Homes, of record in Book 7601, Page 204, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7351, Page 852, amended by Book 7451, Page 739, Register's Office for said County.

0189513
IDENTIF. & REFERENCE

96 JUN -5 PM 2:21
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

This is improved ( ) unimproved ( ) property, known as 305 Aaronwood Court, Old Hickory, TN 37138
(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

Keith A. Overstreet

Karen G. Overstreet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Keith A. Overstreet and wife, Karen G. Overstreet

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.

Commission expires 11-22-97

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

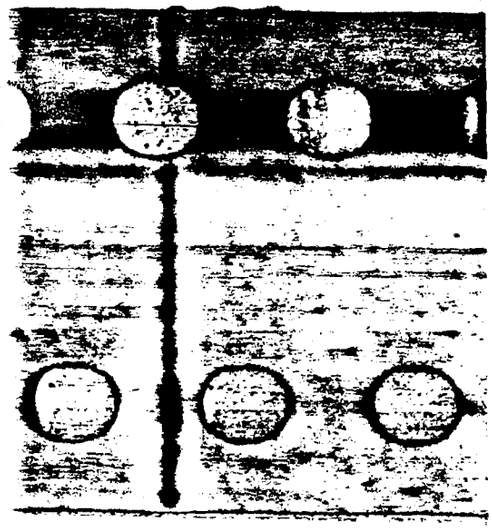
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that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

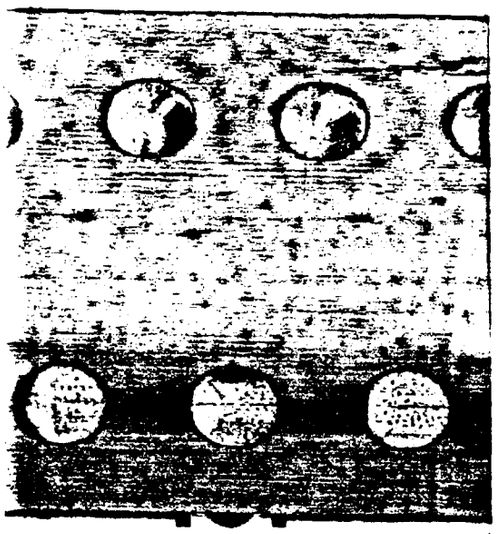
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

7985 06/05 01:01 03 CHECK 448.93





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

RECEIVED OF _____

FOR _____

BOOK 10076 PG 516

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 118900.00
				CON TX 439.93
				PRFEE 1.00
				WDEED 9.00
				TOTAL 448.93
				CHECK 448.93
			06/05/96 01	14:24 0001 9985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189513 IDENTIF. # REFERENCE

96 JUN -5 PM 2:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1047848