BOOK 10077 PG 280

Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 5411

MAP/GROUP/PARCEL
073-01-0/169.00

NEW OWNER'S NAME AND ADDRESS:
Celia J. Leibacher
2202 Milton Drive
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Franklin American Mortgage Company
214 Overlook Court, Suite 150
Brentwood, Tennessee 37027

96 JUN -6 AM 9:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0189725

0207 06/06 0101 03CHECK 282.43

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Charles L. Deaton and wife, Sandra R. Deaton, hereinafter called Grantors, do hereby transfer and convey unto Celia J. Leibacher, a single woman, her heirs and assigns, hereinafter called Grantees, property described as follows:

> Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Highland View, of record in Book 1424, Page 39, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 47 fronts 70 feet on the southwesterly side of Milton Drive and runs back 204.6 feet on the northwesterly lot line and 186.6 feet on the southeasterly lot line to a line in the rear which measures 71 feet thereon.
>
> BEING the same property conveyed to grantors herein by deed of record in Book 7542, Page 946, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Charles L. Deaton

Sandra R. Deaton

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Charles L. Deaton and wife, Sandra R. Deaton, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at Offices in Hendersonville, Tennessee this the 30th day of May, 1996.

Janet L Adams
NOTARY PUBLIC

My Commission Expires: 4-5-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $73,900.00.

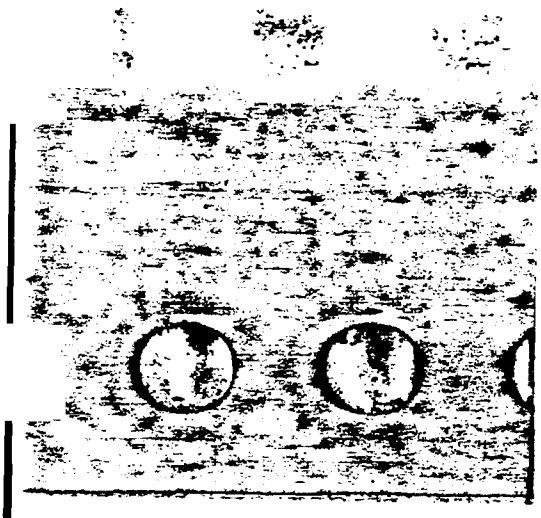
Celia J. Kleibacher
AFFIANT

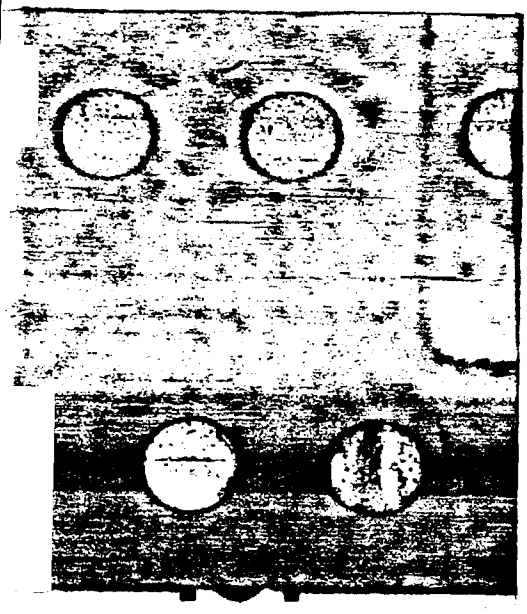
Sworn to and subscribed before me, this the 30th day of May, 1996.

Janet L Adams
NOTARY PUBLIC

My Commission Expires: 4-5-2000

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10077 PG 282

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 73900.00
CON TX 273.43
PRFEE 1.00
MDEED 8.00
TOTAL 282.43
CHECK 282.43

06/06/96 01 09:37 0001 0207

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0189725
IDENTIF. ↑ REFERENCE

96 JUN -6 AM 9:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048067