52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith A. Echols (NAME)	Same (NAME)	MAP 104-13F
108 Brighton Close (ADDRESS)	(ADDRESS)	PARCEL 108
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(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, Jackie D. Myers Hardy

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Judith A. Echols Living Trust dated ~~xxxx~~ March 14, 1996, Allen D. Echols and Judith A. Echols, Trustees

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 Unit No. 108, Phase 1-A, Brighton Close, of record as Exhibit B to the Declaration of Protective Covenants, Conditions and Restrictions of record in Book 7522, page 108, as amended in Book 7557, page 621, and as further amended by the Plan of A Planned Unit Development, Brighton Close, Phase 1-A, 1-B, 1-D and Phase II, of record in Book 6900, page 869, void, vacated and superceded by Plan of record in Book 7900, page 136, all in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jackie D. Myers Hardy, unmarried by deed from James F. Smith, Jr. and wife, Meta K. Smith by instrument of record in Book 8824, page 856, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year 1996 and subsequent years, a lien, but not yet due and payable.
Subject to all matters shown on the Plan of record in Book 7900, page 136, Register's Office for Davidson County, Tennessee.
Declarations of Covenants, Conditions and Restrictions of record in Book 7522, page 108, as amended in Book 7557, page 621, Book 7807, page 500, Book 8561, pages 812 thru 844, inclusive, and Book 8698, page 557, and amended in Book 9372, page 356, all in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 108 Brighton Close, Nashville, TN 37205
(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 my hand this 14th day of June 19 96

Jackie D. Myers Hardy

Jackie D. Myers Hardy

CONT'D NEXT PAGE

BOOK 10091 PG 590

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 Jackie D. Myers Hardy

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 14th day of June 19 96.

Commission expires 11/30/97

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_____.

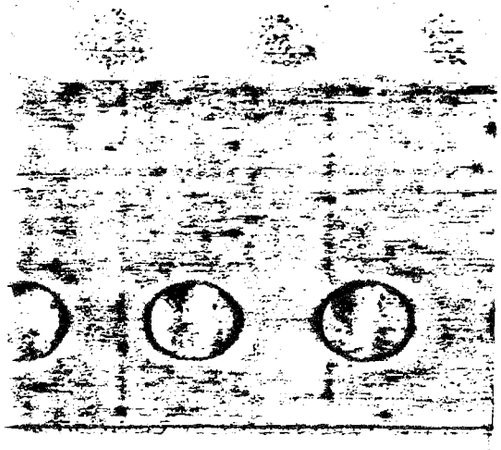
My commission expires _____

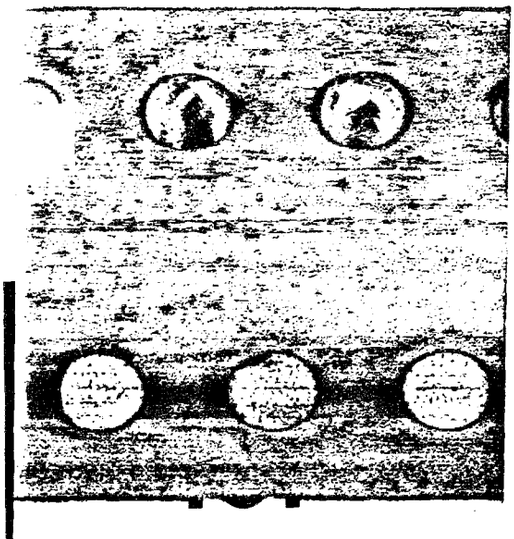
Notary Public

019416
IDENTIFICATION REFERENCE

96 JUN 19 AM 11:08
CLERK & MASTER
DAVIDSON CO. TENN.

5316 06/19 0101 03CHECK 1193.00





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

RECEIVED OF _____

FOR _____

Book 10091 Page 590-A

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 32000.00
				ERR CO
				CAMT 32000.00-
				CAMT 320000.00
				CON TX 1184.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1193.00
				CHECK 1193.00
			06/19/96 01	11:10 0001 5316

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194416
IDENTIF. & REFERENCE

96 JUN 19 AM 11:08

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1053116