BOOK 10095 PG 685

24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 72,920.02

Janie L. Davenport
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie L. Davenport (NAME)	Source One Mortgage Services (NAME)	MAP 96-14
3125 Jonesboro Drive (ADDRESS)	27555 Farmington Road (ADDRESS)	PARCEL 267
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Farmington Hills, MI 48334-3367 (CITY) (STATE) (ZIP)	3DZ 61316

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, W. Howard Marks and wife, Gladys S. Marks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janie L. Davenport, Unmarried

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 Unit No. 250 on the Plan of Hickory Bend, Section 4, as of record in Book 4175, Page 34, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to W. Howard Marks and wife, Gladys S. Marks by deed from Robert Daniel Crouse and a Joint Owner, Paul E. Davis of record in Book 6384, Page 940, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3642, Page 478 and Book 4272, Page 832, said Register's Office.

This conveyance is subject to setback lines and recorded easements of record in Book 4175, Page 34, said Register's Office.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Security Pacific Mortgage Corporation of record in Book 5244, Page 472, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

unimproved ( )
This is improved (X) property, known as 3125 Jonesboro Drive, Nashville, TN 37214
(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 18th day of June, 19 96

W. Howard Marks

Gladys S. Marks

BOOK 1095 PG 686

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Howard Marks and wife, Gladys S. Marks

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 Mt. Juliet, Tennessee, this 18th day of June 19 96

Commission expires April 25, 1998

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

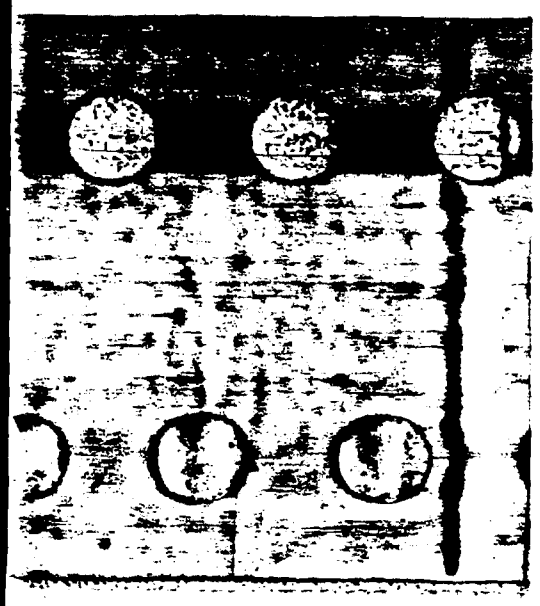
0195678

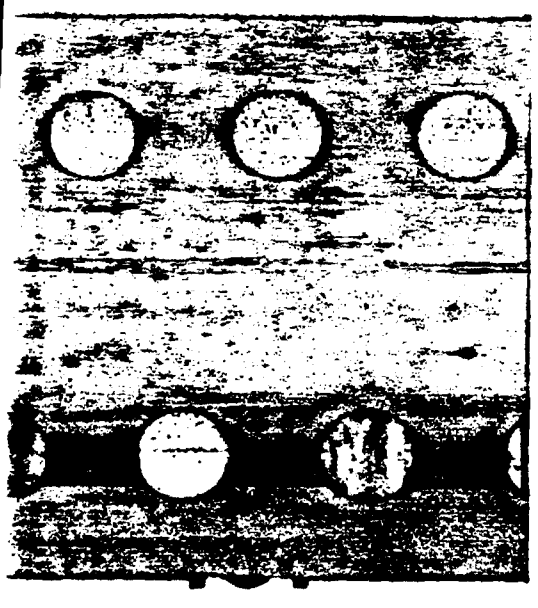
IDENTIF. # REFERENCE

96 JUN 24 AM 9:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6672 06/24 0101 03CHECK 278.81





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10095 PG 687

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 72920.02
CON TX 269.81
PRFEE 1.00
WDEED 8.00
TOTAL 278.81
CHECK 278.81

06/24/96 01 09:43 0001 6672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195678
IDENTIF. ↑ REFERENCE

96 JUN 24 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1054454