0195917

IDENTIF. & REFERENCE

96 JUN 24 PM 1:51

FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOOK 10096 PG 339

THIS INSTRUMENT PREPARED BY:
LIBERTY ESCROW, INC.
417 Welshwood Drive, Suite 109
Nashville, IN 37211

6924 06/24 0101 03CHECK 88.55

Address New Owner As:
Ernestine Dials
Nikki Brown
Lot 54 Nocturne
Nashville, TN

Send Tax Bills To:
Same

Map & Parcel 70-3-1-54 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we CUMBERLAND BUILDERS, INC., the GRANTORS herein, have this day bargained and sold and do hereby sell, transfer and convey unto Ernestine Dials and Nikki Brown, the GRANTEES herein, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 54 on the Plan of Nocturne Forest, Phase I, of record in Plat Book 7900, pages 20-22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Cumberland Builders, Inc. by Quitclaim deed of record in Book 10096, page 337, said Register's Office.

This conveyance is made subject to all restrictions and easements of record in said Register's Office, if any.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs, successors, and assigns forever; and we do covenant with the said Grantees, their heirs, successors, and assigns, that we are lawfully seized in fee of said land; that they have a good and perfect right to make this conveyance; that said land is unencumbered unless otherwise

herein set out; and we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title in and to said land against the lawful claims and demands of all person, whomsoever.

WHEREVER USED HEREIN the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND on the date contained in the notary acknowledgement below.

CUMBERLAND BUILDERS, INC.

Rick Halcomb Vice Pres.

By:

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 Rick Halcomb with whom I am personally acquainted (Or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as Vice President of Cumberland Builders, Inc., the bargainor, as the free act and deed of Cumberland Builders, Inc. by signing the name of Cumberland Builders, Inc. by Rick Halcomb as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 18th day of June, 1996.

NOTARY PUBLIC AT LARGE

Patti B. Gregory
Notary Public

My commission expires: 6-13-98

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction if $ 21,500.00

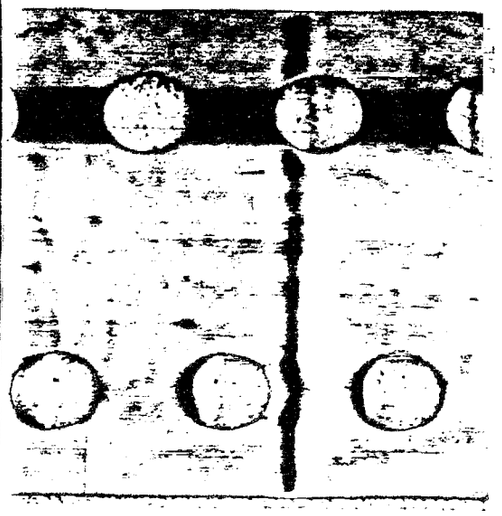
Sandra Johnson
Affiant

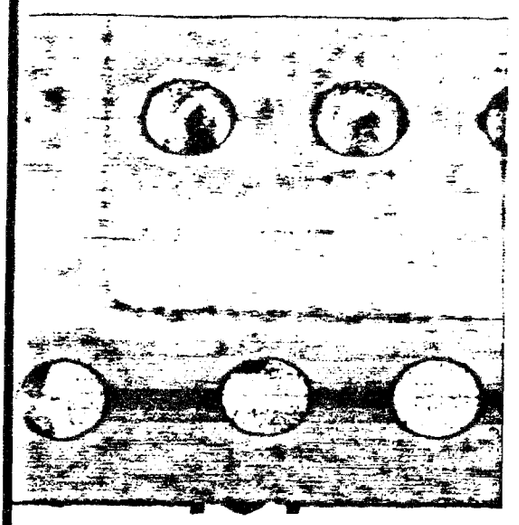
Sworn to and subscribed to before me this June day of June, 1996.

Patti B. Gregory
Notary Public

My commission expires: 6-13-98

NOTARY PUBLIC AT LARGE
PATSI B. GREGORY
ROBERTSON COUNTY, TENN.
My Commission Expires 6-13-98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10096 PG 341

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 21500.00
				CON TX 79.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 88.55
				CHECK 88.55
06/24/96	01			13:55 0001 6924

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195917
IDENTIF. # REFERENCE

96 JUN 24 PM 1:5
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1054703