47

BOOK 10105 PG 602

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 81,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF June, 19 96

Notary Public

MY COMMISSION EXPIRES: 3-29-99
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Thompson (NAME)	Pacific Southwest Bank (NAME)	MAP 53-14
1408 Mohawk Trail (ADDRESS)	4144 N. Central Expwy., Ste 160 (ADDRESS)	PARCEL 37
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, Texas 75204 (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, James E. McGaugh, Jr. and wife, Renee S. McGaugh and Harold L. Sipes and wife, Beverly S. Sipes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas E. Thompson, 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Nawakwa Hills, Powwow Addition, Section 1, as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to James E. McGaugh, Jr. and wife, Renee S. McGaugh and Harold L. Sipes and wife, Beverly S. Sipes by deed from Bob Slate II, Unmarried, of record in Book 8837, Page 402, Register's Office for said County.

Renee S. McGaugh executes this instrument as Attorney-in-Fact on behalf of Harold L. Sipes and Beverly S. Sipes pursuant to special Power-of-Attorney record simultaneously herewith.

0199014

IDENTIFICATION REFERENCE

96 JUL -2 AM 8:07

REGISTER DAVIDSON COUNTY, TN

0249 07/02 0101 03CHECK 310.92

unimproved ( )
This is improved (X) property, known as 1408 Mohawk Trail, Madison, TN 37115
(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 28th day of June 19 96

James E. McGaugh, Jr.

Renee S. McGaugh

Harold L. Sipes
By: Renee S. McGaugh, Attorney-in-fact

Beverly S. Sipes
By: Renee S. McGaugh, Attorney-in-fact

BOOK 10105 PG 603

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 James E. McGaugh, Jr. and Renee S. McGaugh

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 Goodlettsville, Tennessee, this 28th day of June 19 96

Commission expires 1-27-99

Notary Public

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

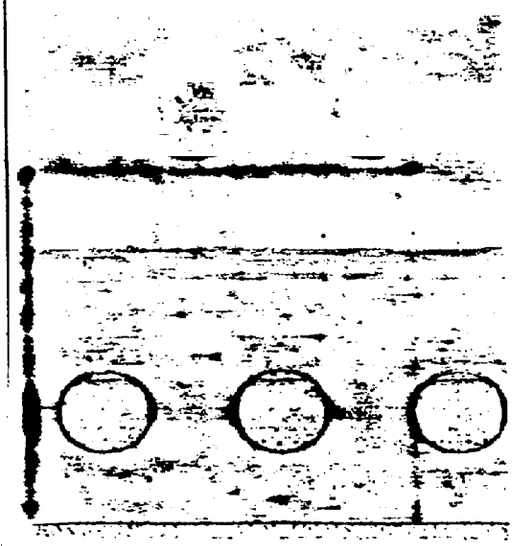
On this 28th day of June, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared RENEE S. McGAUGH, to me known to be the person who executed the foregoing instrument in behalf of HAROLD L. SIPES & BEVERLY S. SIPES and acknowledged that she executed the same as the free act and deed of the said HAROLD L. SIPES AND BEVERLY S. SIPES

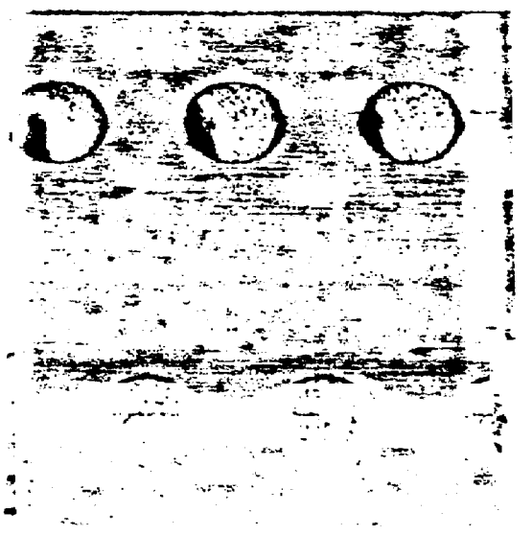
Witness my hand and seal at Goodlettsville, Tennessee, this the 28th day of June, 1996.

Commission expires: 1-27-99

Notary Public

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 10106 PG 604

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 81650.00
CON TX 301.92
PRFEE 1.00
WDEED 8.00
TOTAL 310.92
CHECK 310.92

07/02/96 01 08:09 0001 0249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199014
IDENTIF. & REFERENCE

96 JUL -2 AM 8:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1057985