STATE OF TENNESSEE
COUNTY OF DAVIDSON

96-1489

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,250.00

Richard H. Cheney
Affiant

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

Janis L. Duree
Notary Public Janis L. Duree

MY COMMISSION EXPIRES: 5/23/98

BOOK 10107 PG 483

THIS INSTRUMENT WAS PREPARED BY
Escrow Corporation, 315 West Main Street, Hendersonville, Tennessee 37075

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Richard H. Cheney | Crestar Mortgage Corporation | 53-16 |
| (NAME) | (NAME) | |
| 324 Pitts Avenue | 5311-77 Center Drive, Suite 66 | 203 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRES) | |
| Old Hickory, TN 37138 | Charlotte, NC 28217 | LW 10211 |
| (CITY) (STATE) (P.O. ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, J & M Homebuilders, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard H. Cheney and wife, Karen A. Cheney

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 Lot No. 5 on the Plan of Lois & Hallie Woodard Subdivision, of record in Plat Book 8250, page 328, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to J & M Homebuilders, Inc., a Tennessee Corporation by deed from Charles E. Rhoten and wife, Carole F. Rhoten, filed of record in Book 9941, page 486, Register's Office for Davidson County, Tennessee.

0199340

ICENTI... A... CLERICE

96 JUL -2 A10:26

This is improved property known as 324 Pitts Avenue, Old Hickory, TN 37138

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 his hand this 28th day of June, 19 96.

J & M Homebuilders, Inc.

Joe L. Wall, President
President

96-1489

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Before me, Janis L. Duree, a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall and _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe L. Wall as such President and attesting the same be the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville Tennessee on this the 28th day of June, 19 96.

My commission expires 5/23/98

Notary Public Janis L. Duree

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

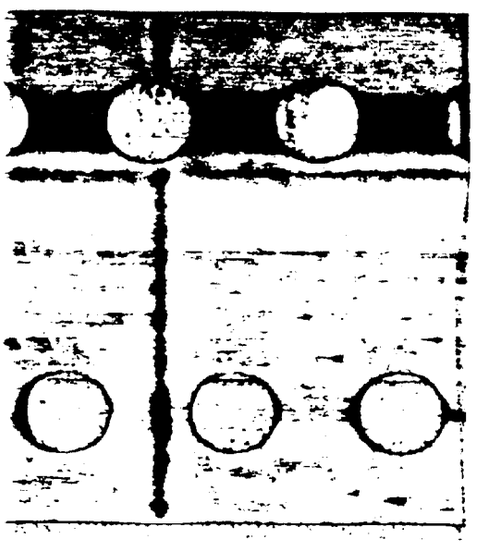
Personally appeared before me, Janis L. Duree, a Notary Public in and for said County and State, the within named

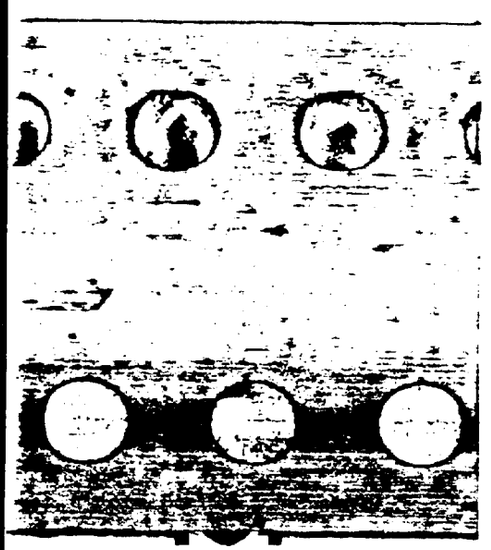
J & M Homebuilders, Inc., a Tennessee Corporation

the bargainor____, 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 for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 28th day of June, 19 96.

My commission expires 5/23/98

Notary Public Janis L. Duree





**OFFICIAL RECEIPT**

**FELIX Z WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10107 PG 485

| | | | | | |
|---|---|---|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| DAMT | 95250.00 |
| CON TX | 352.43 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| TOTAL | 361.43 |
| CHECK | 361.43 |

07/02/96 01 10:29 0001 0588

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0199340

REGISTER'S REFERENCE

96 JUL -2 AM 10:26

ENTER

DAVIDSON

**No. 1058323**