60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10111 PG 878

ADDRESS NEW OWNER:
Mr. & Mrs. Raymond L. Flannigan
617 Ronnie Rd.
Madison, Tennessee 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334-3357

MAP AND PARCEL:
MAP 41-7
GROUP
PARCEL 82

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Cyrus L. Booker and wife, Cherie Booker, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Raymond L. Flannigan and wife, Linda L. Flannigan, 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. 42 on the Plan of Section Two, Haven Acres, of record in Book 2331, page 139, said Register's Office.

Being the same property conveyed to Cyrus L. Booker and wife, Cherie Booker by deed from Cheryl Seay of record in Book 7107, page 102, Register's Office for Davidson County, Tennessee.

This is improved property known as 617 Ronnie Rd., Madison, TN 37115.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Raymond L. Flannigan and wife, Linda L. Flannigan, their heirs and assigns, forever; and we, Cyrus L. Booker and wife, Cherie Booker 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of June, 1996.

Cyrus L. Booker

Cherie Booker

STATE OF TENNESSEE
DAVIDSON COUNTY
96 JUL -5 11:10:02

9610096

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cyrus L. Booker and wife, Cherie Booker the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

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

Rebecca L. Galan
NOTARY PUBLIC

My Commission Expires: May 24, 1997

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 138,900.00.

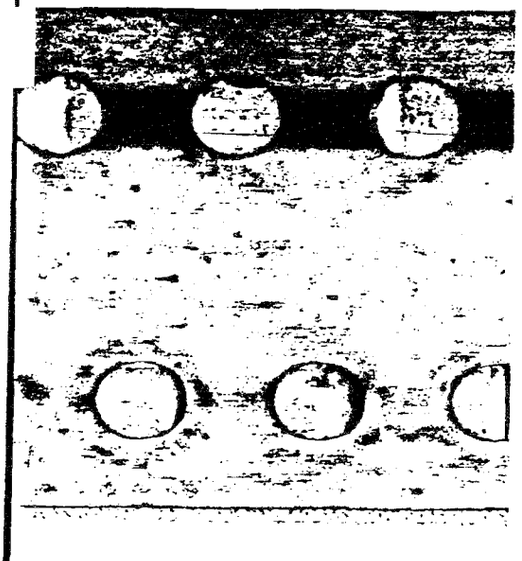
Raymond L. Flannigan
AFFIANT

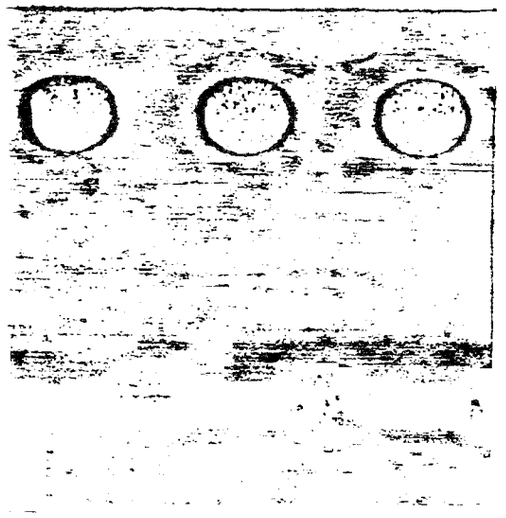
Subscribed and sworn to before me this 28th day of June, 1996.

Rebecca L Galan
NOTARY PUBLIC

My Commission Expires: May 24, 1997 5/24/97

RECEIVED FOR RECORD
JUL 1 1996
WILLIAMSON COUNTY
REGISTER OF DEEDS





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10111 PG 880

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	138900.00
CON TX	513.93
PRFEE	1.00
WDEED	8.00
TOTAL	522.93
CHECK	522.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0200496

IDENTIFICATION REFERENCE

95 JUL -5 11:10:02

REGISTER

BANK

No. 1059553