60

This Instrument Prepared By:

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

WARRANTY DEED

BOOK 10115 PG 539

ADDRESS NEW OWNER:
Mary Jane Watts
105 Glenway Court
Nashville, Tennessee 37221

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
CTX Mortgage Company
P. O. Box 19000
Dallas, TX 75219-1900

MAP AND PARCEL:

MAP	142-16
GROUP	C
PARCEL	46.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Richard E. McCain and wife, Sarah D. McCain hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Jane Watts, unmarried, hereinafter called the Grantee, her 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. 12 on the Plan of Devon Glen, Phase II, of record in Plat Book 7900, pages 562 & 563, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Richard E. McCain and wife, Sarah D. McCain by deed from Southwinds Development, Inc., of record in Book 9321, page 537, Register's Office for Davidson County, Tennessee.

This is improved property known as 105 Glenway Court, Nashville, TN 37221.

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 Mary Jane Watts, unmarried, her heirs and assigns, forever; and we, Richard E. McCain and wife, Sarah D. McCain do covenant with the said Grantee 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 Grantee, her 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 26th day of June, 1996.

Richard E. McCain

Richard E. McCain

Sarah D. McCain

Sarah D. McCain

95 JUL -9 PM 3:39

0201733

IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard E. McCain and wife, Sarah D. McCain 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 26 day of June, 1996.

NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

THOMAS I BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 186,500.00.

AFFIANT

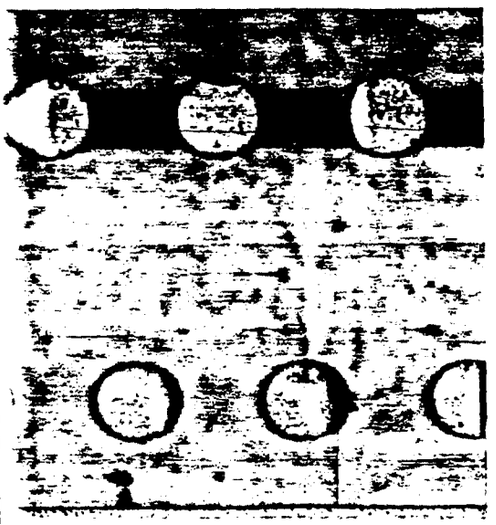
Subscribed and sworn to before me this 26 day of June, 1996.

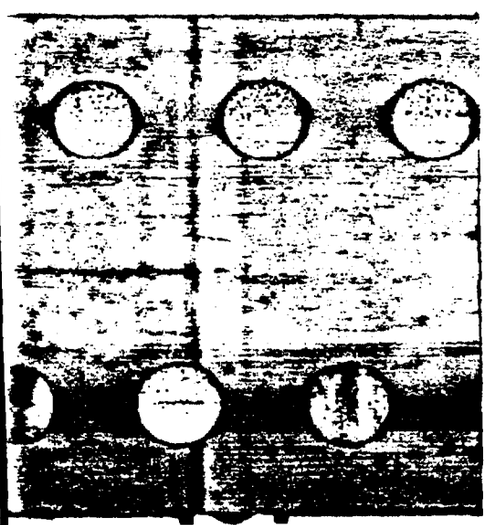
NOTARY PUBLIC Thomas I. Bottorff

My Commission Expires: March 2, 1998

THOMAS I BOTTORFF NOTARY PUBLIC AT LARGE WILLIAMSON

599.00 RECORDING FEE 2.00 06/26/96 2:02 PM





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

RECEIVED OF _____

FOR _____

BOOK 10115 PG 541

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
	186500.00
CON TX	690.05
PRFEE	1.00
WDEED	8.00
TOTAL	699.05
CHECK	699.05

07/09/96 01 15:46 0001 3202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201733
IDENTIF. ↑ REFERENCE

95 JUL -9 PM 3:39

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1060908