10

This Instrument Prepared By:

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

WARRANTY DEED

BOOK 10115 PG 556

ADDRESS NEW OWNER:
Jeffrey J. McGinnis
Amy Elizabeth Bond
Charles S. Bond Jr.
3523 Hewlett Dr.
Nashville, Tennessee 37211

MORTGAGEE:
North American Mortgage Company
P.O.Box 808009
Petaluma CA 94975-8009

SEND TAX BILL:
To Mortgagee

MAP AND PARCEL:
MAP 133-7
GROUP
PARCEL 43

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, I, Margaret D. Allen, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jeffrey J. McGinnis, unmarried, Amy Elizabeth Bond, unmarried, and Charles S. Bond Jr., married, 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. 4 on the Plan of Parma Height, Section 3, of record in Book 2330, page 60, said Register's Office.

Being the same property conveyed to William J. Jarrett and wife Margaret Drake Jarrett by deed from Clarence B. Witherspoon and wife Rose Ann Witherspoon of record in Book 4063, page 316, Register's Office for Davidson County, Tennessee. The said William J. Jarrett has since died and the said Margaret Drake Jarrett is now known as Margaret D. Allen.

This is improved property known as 3523 Hewlett Dr., Nashville, TN 37211.

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 Jeffrey J. McGinnis, Amy Elizabeth Bond, and Charles S. Bond Jr., their heirs and assigns, forever; and Margaret D. Allen does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and she does further covenant and bind herself, her 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 my hand this the 3rd day of July, 1996.

Margaret D. Allen

Margaret D. Allen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand and official seal at Brentwood, Tennessee, this the 3rd day of July, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 80,750.00.

AFFIANT

Subscribed and sworn to before me this 3rd day of July, 1996.

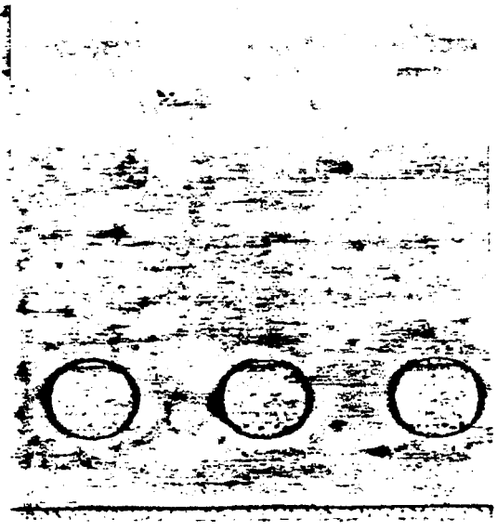
NOTARY PUBLIC

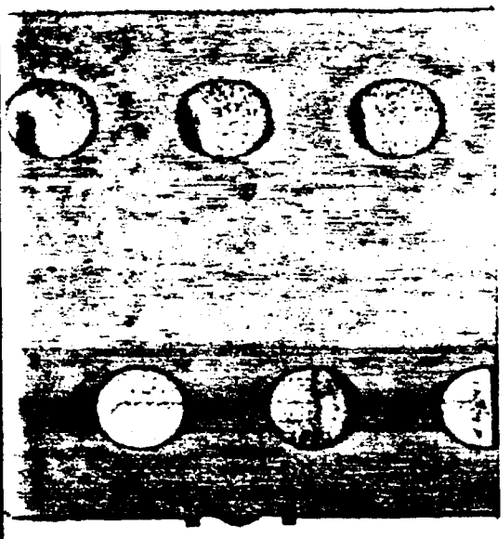
My Commission Expires: March 2, 1998

0201735
IDENTIF. & REFERENCE

96 JUL -9 PM 3:41

3304 07/09 0101 03CHECK 307.78





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

RECEIVED OF _____

FOR _____

BOOK 10115 PG 558

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	80750.00
CON TX	298.78
PRFEE	1.00
WDEED	8.00
TOTAL	307.78
CHECK	307.78

07/09/96 01 15:48 0001 3204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0201735
IDENTIF. # REFERENCE

95 JUL -9 PM 3:41

REGISTER
DAVIDSON COUNTY, TN.

No. 1060910