45

WARRANTY DEED

BOOK 10123 PG 209

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Michael D. Schupp
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July 19 96

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Schupp (NAME)	North American Mortgage Company (NAME)	MAP 87
795 Old Lebanon Dirt Road (ADDRESS)	12977 N. Forty Drive, Ste. 200 (ADDRESS)	PARCEL 3
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	St. Louis, MO 63141 (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 D. Simmons, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Schupp and wife, Janet M. Schupp

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 the 4th Civil District of Davidson County, Tennessee, being part of Lot 4 on the Plan of Hagar Hollis Estate, of record in Plan Book 1, page 54, of the Chancery Court at Nashville, and beginning at a point in the center of the Nashville-Lebanon Dirt Road, 144 feet west of the R.H. Earheart's original southeast corner; thence with the meander of the said road 241 feet to a stone located at the N.W. Benson, a west boundary line; thence North with the N.W. Benson's west boundary line 217 feet to a gulley; thence West with the said gulley to a point 144 feet from the N.W. Benson's west boundary line; thence South 360 feet to the beginning corner.

BEING the same property conveyed to James D. Simmons, Jr. by deed from Katherine Jackson Adams, Peggy Jackson Meyers, Roberta Jackson Mann, Jane Jackson Crocker (formerly Jane Jackson Gray) and William Edward Jackson, of record in Book 9993, Page 151, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 795 Old Lebanon Dirt Road, Hermitage, TN 37076
(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 my hand this 18th day of July, 19 96

James D. Simmons, Jr.

BOOK 10123 PG 210

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 D. Simmons, Jr.

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 Nashville, _____, Tennessee, this 18th day of July, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO. 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 _____

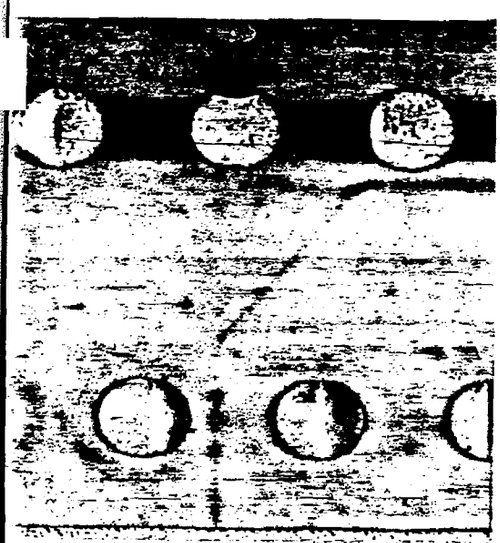
Notary Public

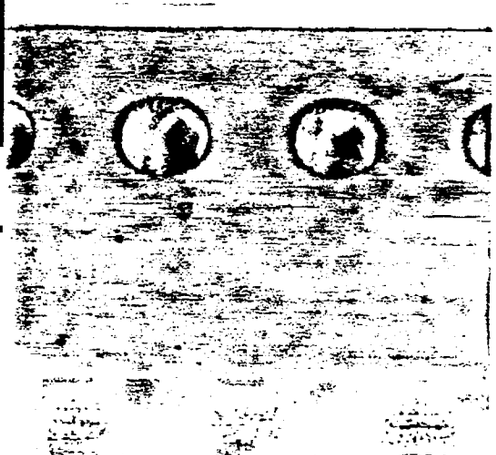
0206031
IDENTIFICATION REFERENCE

96 JUL 22 PM 2:28

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7855 07/22 0101 03CHECK 286.50





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

RECEIVED OF _____

FOR _____

BOOK 10128 PG 211

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

07/22/96 01 14:36 0001 7855

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0206031
IDENTIF. # REFERENCE

96 JUL 22 PM 2:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1065493