This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 10136 PG 747

ADDRESS NEW OWNER:
J. Edward Conner and Marion W. Conner
1400 Woodchimes Court
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 86
Group 7
Parcel 200

WARRANTY DEED

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, **Robert A. Angle and wife, Candis V. Angle,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **J. Edward Conner and wife, Marion W. Conner,** 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. 268 on the Plan of Jackson Retreat, Phase 5-B, Revised, of record in Book 6250, page 905, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 268, which is a corner lot, fronts 55.00 feet on the northwesterly margin of Wood chimes Court and fronts 90.00 feet on the northerly margin of Market Square, said frontages being joined by a curve measuring 39.27 feet and extends back 115.00 feet on the northwesterly line to a point of intersection.
>
> Being the same property conveyed to Robert A. Angle and wife, Candis V. Angle by deed from Randall Phillips Builders, Inc. , dated March 27, 1987, as of record in Book 7187, page 310, Register's Office for Davidson County, Tennessee.

This is improved property known as 1400 Woodchimes Court, Hermitage, TN 37076.

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 restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 6806, page 256; Book 5741, page 360, By-Laws in Book 5745, page 294 and the Charter for the Homeowner's Association of record in Book 5745, page 283, Register's Office for Davidson County, Tennessee, to which instrument reference is here made.

This conveyance is also made subject to all of those facts, conditions and limitations shown upon the Plat of record in Plat Book 6250, page 905, said Register's Office, including but not limited to a 20 foot minimum building setback line from Market Square and a 15 foot minimum building setback line from Woodchimes Street; a 10 foot minmum building setback line from the northeast line and a 8 foot minimum building setback lines from the northwest line; a 2.5 X 25 foot utility anchor easement located on the northwest corner of said lot. BOOK 1013 6 PG 748

Real property taxes for 1996 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Edward Conner and wife, Marion W. Conner, their heirs and assigns, forever; and we, Robert A. Angle and wife, Candis V. Angle, 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 26th day of July, 1996.

Robert A. Angle

Robert A. Angle

Candis V. Angle

Candis V. Angle

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert A. Angle and wife, Candis V. Angle, 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 Mt. Juliet, Tennessee, this the 26th day of July, 1996.

Patricia M. Brown

NOTARY PUBLIC

My Commission Expires: February 3, 1997

BOOK 10136 PG 749

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 106,500.00.

S. Edward Kramer
AFFIANT

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

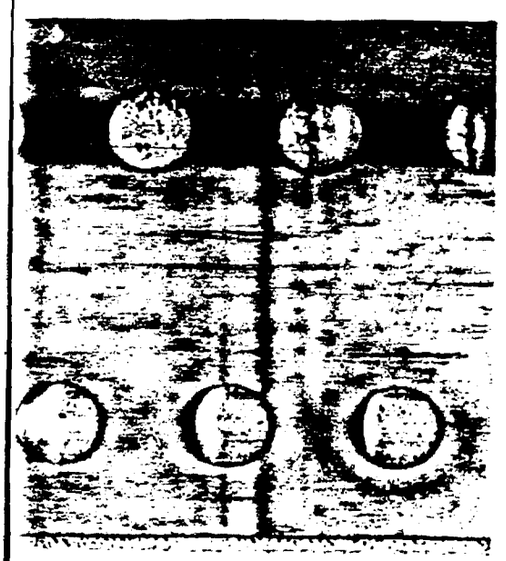
Patricia M. Durr
NOTARY PUBLIC
My Commission Expires: February 3, 1997

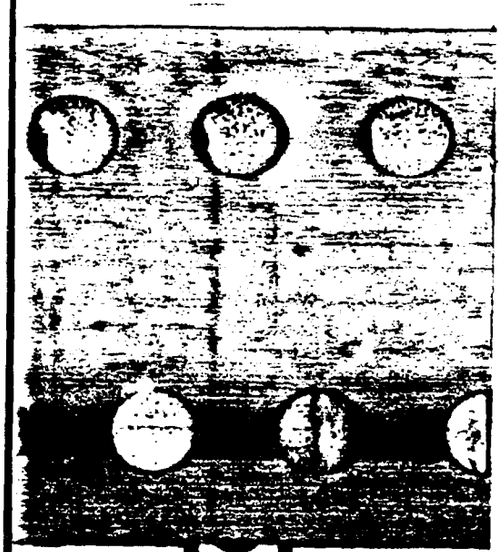


0208633
IDENTIF. ← REFERENCE

96 JUL 30 AM 9:24
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0692 07/30 0101 03CHECK 407.05





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 750

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
				106500.00
				CON TX 394.05
				PRFEE 1.00
				WDEED 12.00
				TOTAL 407.05
				CHECK 407.05
			07/30/96 01	09:25 0001 0692

0208633 IDENTIF. ↑ REFERENCE

96 JUL 30 AM 9:24

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1068290