Vol 48

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 166,810.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
ELIZABETH J. SMITH
DAVIDSON COUNTY, TENN.
My Commission Expires: 1/29/2000

BOOK 10138 PG 600

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attorneys at Law, P.O. Box 1369, Brentwood, TN 37024-1369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Todd Presnell (NAME)	Castle Mortgage Corporation (NAME)	
824 Chandler Grove Drive (ADDRESS)	#2 Metroplex Drive, Suite 200 (ADDRESS)	076-09-0-A-008.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (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, Zaring Homes, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric Todd Presnell and wife, Stephanie C. Presnell

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, TN, being Lot No. 8 on the Plan of Chandler Grove, of record in Book 7900, Page 796; amended in Book 7900, Page 802, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zaring Homes, Inc. by deed from Charles Duncan of record in Book 10012, Page 820, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 9840, Page 4; easement in Book 1104, Page 400, and all matters shown on the Plan of Record.

0209152
IDENTIF. ↑ REFERENCE

96 JUL 31 AM 10:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 824 Chandler Grove Drive, 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 30th day of July 19 96

Zaring Homes, Inc.
By:

ACKNOWLEDGMENT BOOK 10138 PG 601

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 John W. Holsclaw the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Zaring Homes, Inc. and he is authorized by Zaring Homes, Inc. to execute this instrument on behalf of Zaring Homes, Inc..

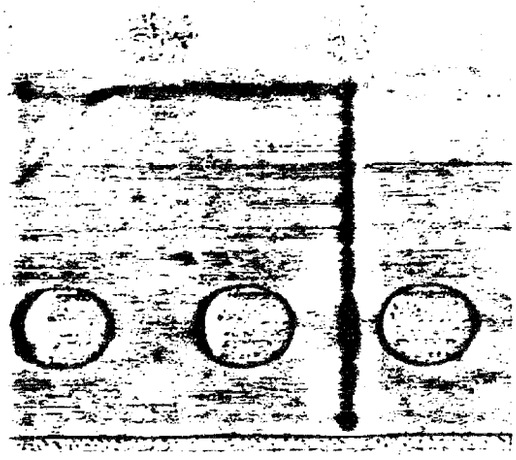
Witness my hand and official seal at Brentwood, Davidson County, Tennessee, this 30th day of July, 1996.

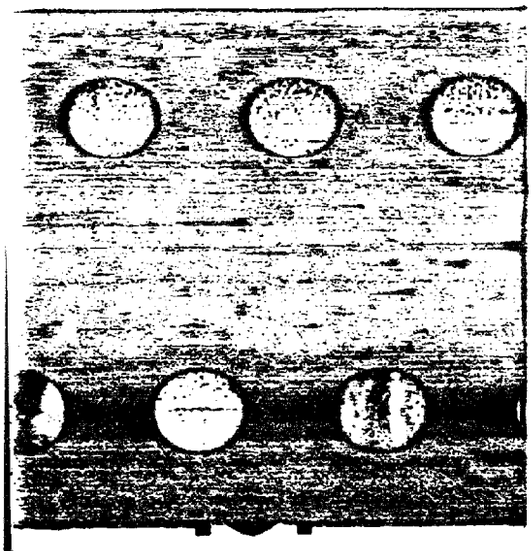
Linda L. Pigg
Notary Public

My commission expires: 3/27/99

LINDA L PIGG NOTARY PUBLIC AT LARGE

1254 07/31 0101 03CHECK 626-16





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

RECEIVED OF _____

FOR _____

BOOK 10138 PG 602

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 166810.00
				CON TX 617.16
				PRFEE 1.00
				WDEED 8.00
				TOTAL 626.16
				CHECK 626.16
07/31/96	01			10:19 0001 1254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209152
IDENTIF. ↑ REFERENCE

96 JUL 31 AM 10: 1
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1068845