Book 2

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires Sept. 18, 1995

STATE OF TENNESSEE BOOK 10140 PG 679
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,900.00

Catherine L. Huff
Affiant

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

Susan B. Nichols
Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phillip G. Huff (NAME)	Norwest Mortgage, Inc. (NAME)	147-7-1.00
305 Milner Court (ADDRESS)	Minnesota Service Center (ADDRESS)	06DU-20635
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Des Moines, IA 50306-9270 (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, Melody L. Hammer Mangrum (formerly known as Melody L. Hammer) and husband, Frank R. Mangrum, Arden Bowman, Jr. and wife, Janetta R. Bowman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip G. Huff and wife, Catherine L. Huff

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. 61 on the Plan of Section One, Battery Crest, of record in Book 2900, page 91, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Melody L. Hammer and Arden Bowman, Jr. and Janetta R. Bowman, by deed from Marcus Ray Hampton and wife, Terri Lynn Hampton, of record in Book 9411, Page 419, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 2900, page 91; restrictions of record in Book 3072, page 429 and Book 3707, page 335; all of record in the Register's office for Davidson County, Tennessee.

96 AUG -1 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02096 74

unimproved ( )
This is improved (X) property, known as 305 Milner Court, Nashville, TN 37211
(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 our hand s this 30th day of July 19 96

Melody L. Hammer Mangrum
Melody L. Hammer Mangrum

Janetta R. Bowman
Janetta R. Bowman

Arden Bowman Jr
Arden Bowman, Jr.

Frank R. Mangrum
Frank R. Mangrum

BOOK 10140 PG 680

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melody L. Hammer Mangrum (formerly known as Melody L. Hammer) and husband, Frank R. Mangrum, Arden Bowman, Jr. and wife, Janetta R. Bowman

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 19 96

Commission expires Sept. 16, 1999

Susan B. Nichols
Notary Public

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

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

WARRANTY DEED

FROM

Melody L. Hammer and Arden Bowman, Jr. and Janetta R. Bowman

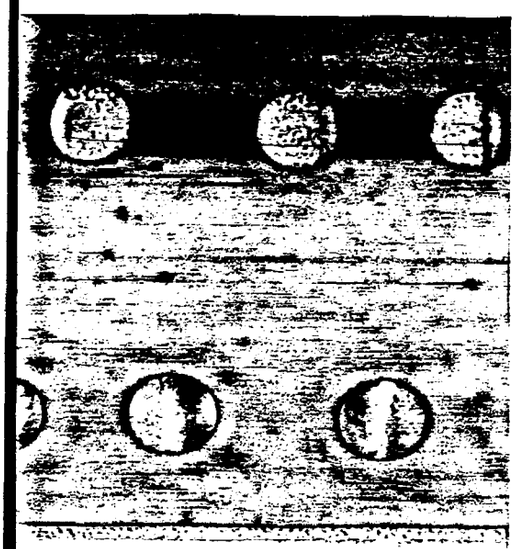
TO

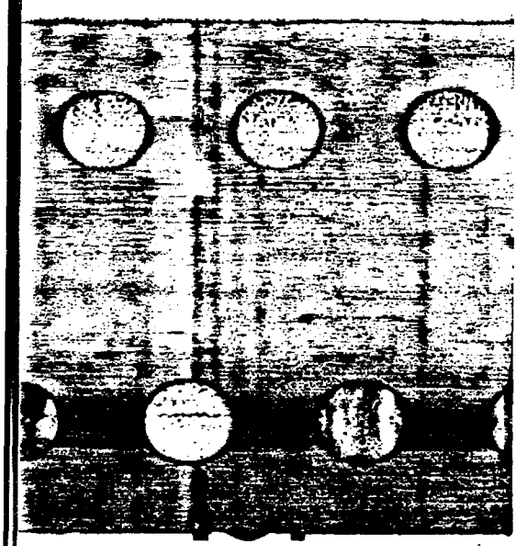
Phillip G. Huff and wife, Catherine L. Huff

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

1869 08/01 0101 03CHECK 363.83





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

RECEIVED OF _____

FOR _____

BOOK 10140 PG 681

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 95900.00
				CON TX 354.83
				PRFEE 1.00
				WDEED 8.00
				TOTAL 363.83
				CHECK 363.83
			08/01/96 01	12:19 0001 1809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209674
IDENTIF. ↑ REFERENCE

96 AUG -1 PM 12:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1069392