BOOK 10143 PG 50 Bck 1

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,500.00

Walter A. Harkleroad II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 96

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: October 9, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Rd. #200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter A. Harkleroad II	First Trust Mortgage Company	150-11
(NAME)	(NAME)	
1608 Maple Timber Court	6525 Quail Hollow Road	351
(ADDRESS)	(ADDRESS)	
Antioch, Tn 37013	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(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, Randall Douglas Brown, Jr. and wife, Ann Michelle Weigle Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Walter A. Harkleroad II and wife, Janice C. Harkleroad

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. 115 on the Plan of Lake Town Park Section 8 of record in Plat Book 7900, Page 467, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randall Douglas Brown, Jr. and wife, Ann Michelle Weigle Brown by deed of record in Book 9136, Page 721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Randall Douglas Brown, Jr. and wife, Ann Michelle Weigle Brown by Jackie Charlton as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 10143, Page 49, in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1608 Maple Timber Court, Antioch, Tn 37013
(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 hands this 31st day of July 1996

Randall Douglas Brown, Jr.
By: Jackie Charlton Atty-in-fact
Jackie Charlton, Attorney-in-fact

Ann Michelle Weigle Brown
By: Jackie Charlton Atty-in-fact
Jackie Charlton, Attorney-in-fact

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 Randall Douglas Brown, Jr. and wife, Ann Michelle Weigle Brown

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 Antioch, Tennessee, this 31st day of July, 19 96.

Commission expires October 9, 1999

Kim Holloway
Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

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

STATE OF Tennessee
COUNTY OF Davidson

On this July 31, 1996 before me personally appeared Jackie Charlton, the person who executed the foregoing instrument on behalf of Randall Douglas Brown, Jr. and wife, Ann Michelle Weigle Brown, and acknowledged that he executed the same as the free act and deed of the said Randall Douglas Brown, Jr. and wife Ann Michelle Weigle Brown, through Power of Attorney granted him by the said Randall Douglas Brown, Jr. and wife, Ann Michelle Weigle Brown.

Commission Expires: 10/9/99

Notary Public: Lori Holloway

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE
MY COMMISSION EXPIRES 10-9-99

0210240

IDENTIF. # REFERENCE

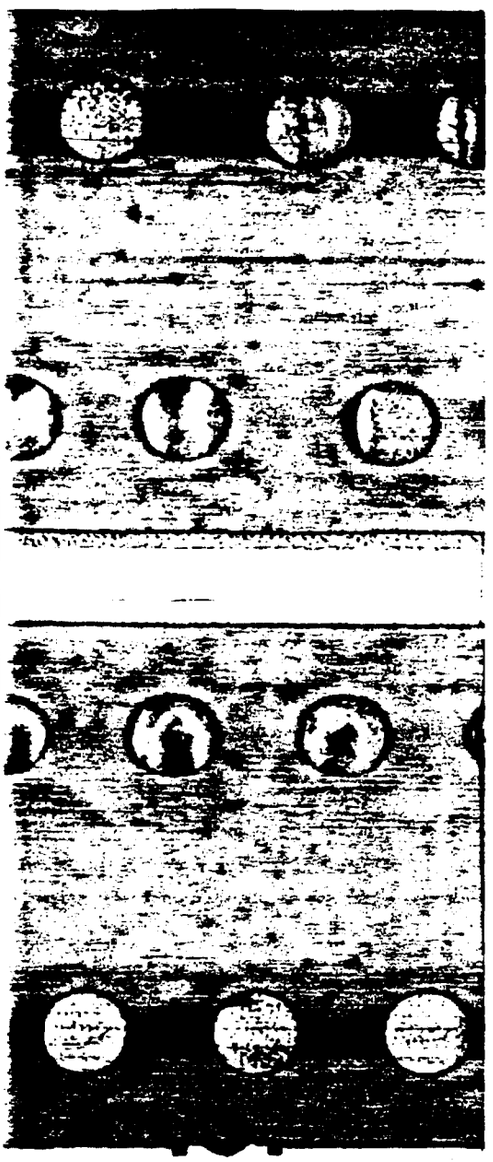
96 AUG -2 AM 10:18

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

2407 08/02 0101 03CHECK

458.55

DCTN01WC



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

RECEIVED OF _____

FOR _____

BOOK 10143 PG 52

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
				121500.00
				CON TX 449.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 458.55
				CHECK 458.55
			08/02/96 01	10:21 0001 2407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210240
IDENTIF. ↑ REFERENCE

96 AUG -2 AM 10: 1
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1069985