14-A

315 W. Main Street, Hendersonville, TN 37075

This instrument prepared by Escrow Corporation of Nashville, ~~841 Wren Road, P.O. Box 970, Goodlettsville, TN 37072~~

WARRANTY DEED

BOOK 10143 PG 746

THIS INSTRUMENT PREPARED BY

ESCROW CORPORATION OF NASHVILLE
~~841 WREN ROAD~~
~~P.O. BOX 970~~
~~GOODLETTSVILLE, TN 37072~~
315 W. Main St.
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Terry Wayne Garrett II
Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~5/23/98~~ 7/24/97

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
TERRY WAYNE GARRETT, II (NAME)	First American National Bank (NAME)	53-16
121 Rifle Range Road (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	209
Old Hickory, TN 37138 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND IN 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, J & M Homebuilders, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY WAYNE GARRETT, II and wife, SHANNON D. GARRETT

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:

Being Lot No. 2 on the Plan of Lakewood Trails Estates, of record in Plat Book 8250, page 535, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being part of the same property conveyed to J & M Homebuilders, Inc., a Tennessee Corporation by deed of record in Book 10112, page 198, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 121 Rifle Range Road, Old Hickory, TN 37138
(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 his hand this 31st day of July, 19 96

J & M Homebuilders, Inc.

Joe L. Wall

Joe L. Wall, President

BOOK 10143 PG 747

STATE OF _____

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor ____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

Commission Expires _____ _____, Notary Public.

_____

STATE OF TENNESSEE
DAVIDSON
_____ County

Before me, ~~Janie L. Burns~~ John T. Cook, a Notary Public within and for the State and County aforesaid, personally appeared Joe L. Wall and _____, with whom I am personally acquainted and who upon ~~this oath~~ his oath acknowledged ~~himself~~ himself to be the President ____ and _____ respectively of the J & M Homebuilders, Inc. the within named bargainor, a corporation, and that ~~he~~ they as such President and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Joe L. Wall as such President and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at Goodlettsville, Tennessee. on this the 31st day of July, 1996

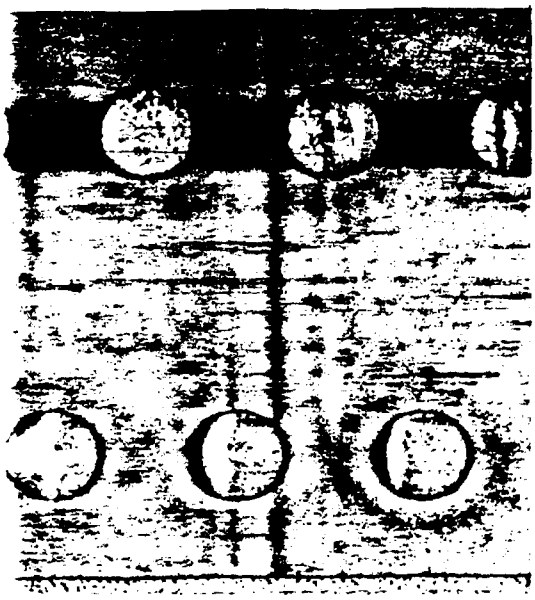
My commission expires ~~5/22/98~~ 7/24/97 _____ Notary Public

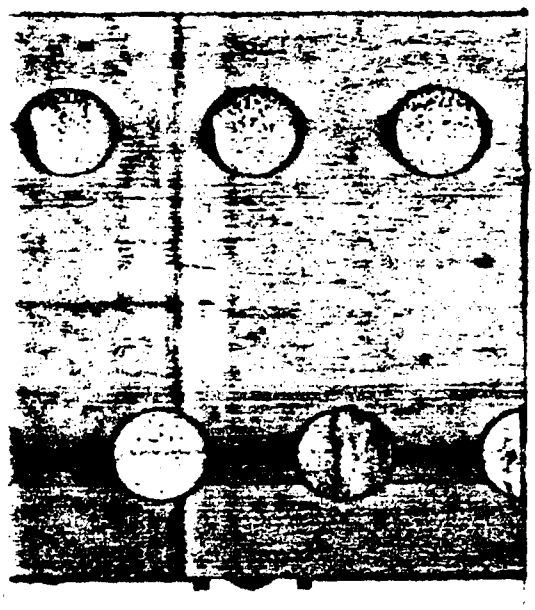
JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

02110433
IDENTIF. & REFERENCE

96 AUG -2 PM 1:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2608 08/02 0101 03CHECK 342.00





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

RECEIVED OF _____

FOR _____

BOOK 10143 PG 748

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	90000.00
CON TX	333.00
PRFEE	1.00
WDEED	8.00
TOTAL	342.00
CHECK	342.00

08/02/96 01 13:53 0001 2608

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02104433
IDENTIF. ↑ REFERENCE

96 AUG -2 PM 1:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1070186