File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 10145 PG 830

ADDRESS NEW OWNER:
Marcia A. Eilert
4881 Peppertree Drive
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
North American Mortgage Company, a Delaware Corporation
3883 Airway Drive
Santa Rosa, CA 95403

MAP AND PARCEL:
MAP 165-14
PARCEL 149
2D78384

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, James Thomas Royster and wife, Vegena Royster hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marcia A. Eilert, Unmarried , 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 120, Section 14, Peppertree Forest, as recorded in Book 7900, Page 501, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James Thomas Royster, a married person , by deed from Jerry D. Butler of record in Book 9021, Page 922, Register's Office for Davidson County, Tennessee. See Power of Attorney of record in Book 10145 Page 829, said Register's Office.

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

This conveyance is subject to restrictions of record in Book 8911, Page 265, said Register's Office.

This conveyance is subject to 10 foot public utility and drainage easement of record in Book 7900, Page 501, said Register's Office.

This is improved property known as 4881 Peppertree Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Marcia A. Eilert, Unmarried, their heirs and assigns, forever; and we, James Thomas Royster and wife, Vegena Royster 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 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 31st day of July, 1996.

James Thomas Royster, By Philip E. Dildine Atty-In-Fact
James Thomas Royster, by Philip E. Dildine, Attorney-in-Fact

Vegena Royster, By Philip E. Dildine Atty-In-Fact
Vegena Royster, by Philip E. Dildine, Attorney-in-Fact

0211025
IDENTIF. & REFERENCE

96 AUG -5 PM 1:24
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10145 PG 831

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Philip E. Dildine, as Attorney-in-Fact for James Thomas Royster and wife, Vegena Royster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Attorney-in-Fact of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 31st day of July, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

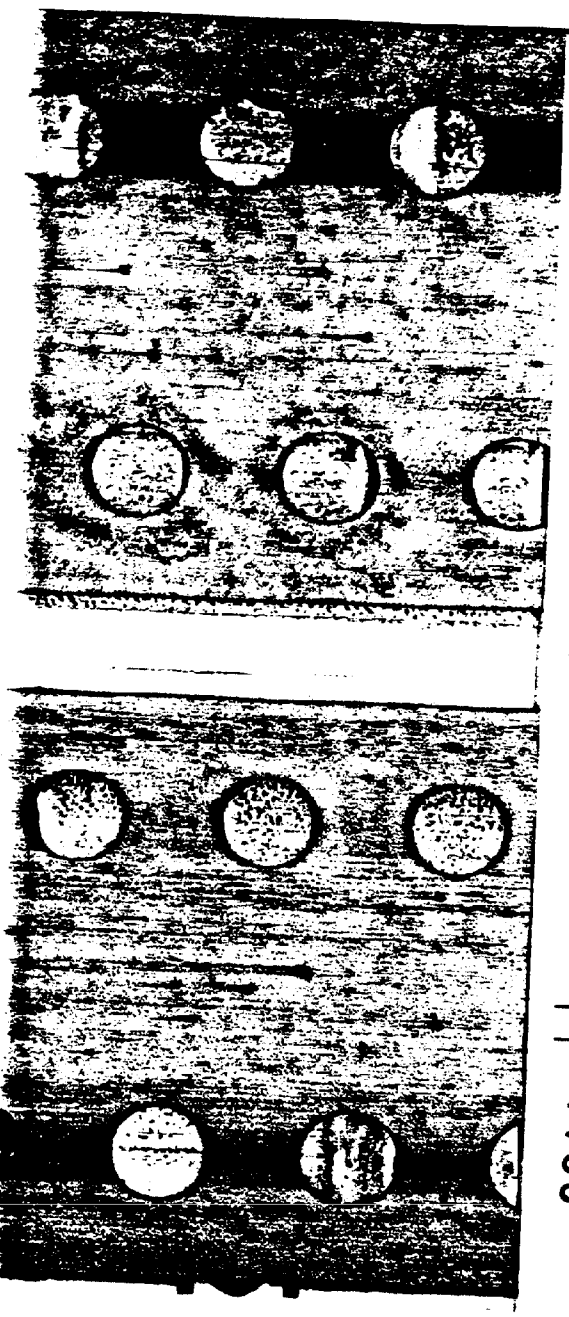
The actual value or consideration, whichever is greater, for this transfer is $ 80,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of July, 1996.

NOTARY PUBLIC
My Commission Expires: 11/3/96

3248 08/05 0101 03CHECK 305.00



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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 832

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	80000.00
CON TX	296.00
PRFEE	1.00
MDEED	8.00
TOTAL	305.00
CHECK	305.00

08/05/96 01 13:30 0001 3248

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02111025
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 1:24

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1070819