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 843

ADDRESS NEW OWNER:
Michael C. Kinnard
3936 Rock Creek Drive
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
GMAC Mortgage Corporation of PA
100 Witmer Road, P. O. Box 963
Horsham, PA 19044-0963

MAP AND PARCEL:
MAP 175-8
PARCEL 23
2D77239

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, Holigan Family Investments, Inc. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael C. Kinnard 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 63, Section One, Hickory Woods, as recorded in Book 6900, Page 509, amended in Book 7582, Page 166, and Book 9997, Page 844, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Holigan Family Investments, Inc. , by deed from T & T Partners I of record in Book 10050, Page 661, Register's Office for Davidson County, Tennessee.

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

Subject to Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Book 9678, Page 187, amended in Book 9764, Page 44; By-Laws in Book 7932, Page 648, and Book 9678, Page 213; Charter in Book 7857, Page 87, as re-recorded in Book 7876, Page 67, and of record in Book 9680, Page 319; and Quitclaim Deed conveying common area in Book 9786, Page 923, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easement of record in Book 6900, Page 509, and amended in Book 7582, Page 166, and Book 9997, Page 844, said Register's Office.

This conveyance is subject to plat notes of record in Book 6900, Page 509, said Register's Office.

This is improved property known as 3936 Rock Creek 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 Michael C. Kinnard and wife,, their heirs and assigns, forever; and we, Holigan Family Investments, Inc. 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.

Holigan Family Investments, Inc.

James E. Ruddell, Assistant Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James E. Ruddell as Assistant Vice-President of Holigan Family Investments, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Assistant Vice-President 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 $ 121,081.00.

AFFIANT

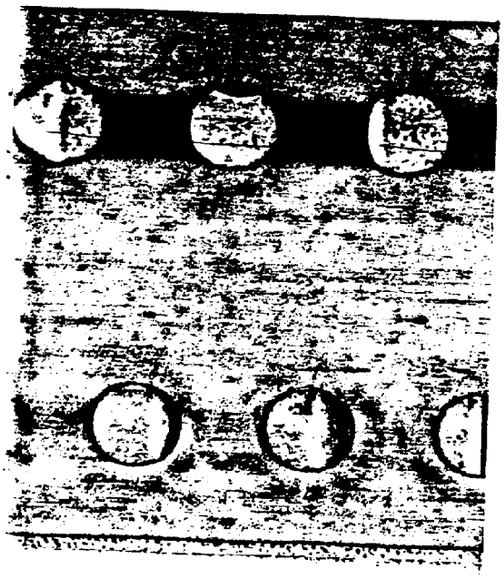
Subscribed and sworn to before me this 31st day of July, 1996.

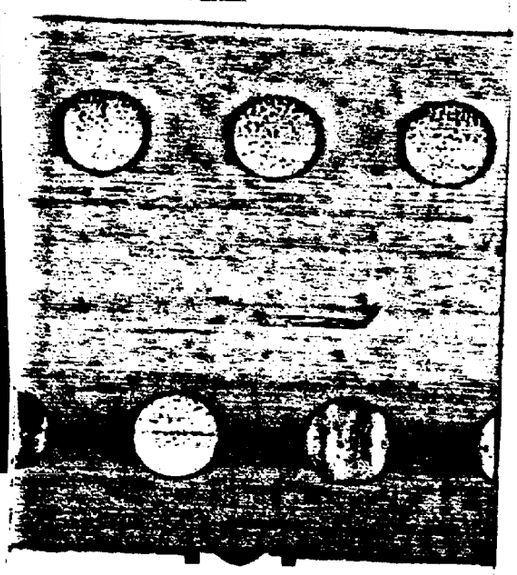
NOTARY PUBLIC
My Commission Expires: 11/3/96

02111028
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 1:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3251 08/05 0101 03CHECK 457.00





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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 845

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	
				121081.00
			CON TX	448.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	457.00
			CHECK	457.00
08/05/96	01		13:33 0001	3251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

021028
IDENTIF. ↑ REFERENCE

96 AUG -5 PM 2:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 1070822