10952-2
Box 14A

BK 1427 PG 174

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10160 PG 915
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July 19 96

Notary Public

MY COMMISSION EXPIRES: 7/24/97
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BEN R. SECKMAN (NAME)	FIRST UNION MORTGAGE CORPORATION (NAME)	MAP-PARCEL NO.
1884 SHAMROCK DRIVE (ADDRESS)	4300 SIX FORKS ROAD (ADDRESS)	8P-B-19
BRENTWOOD, TN 37027 (CITY) (STATE) (ZIP)	RALEIGH, NC 27609 (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, STEPHEN WAYNE ARTHUR AND WIFE, ERLENE RYAN ARTHUR

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BEN R. SECKMAN AND WIFE, CHRISTI G. SECKMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Williamson and Davidson Counties, Tennessee being Lot No. 24 on the plan of Laurelwood Subdivision of record in Plat Book 4, Page 65, Register's Office for Williamson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stephen Wayne Arthur and wife, Erlene Ryan Arthur, by Deed from John William Nichols and wife, Julia R. Nichols, of record in Book 1081, Page 159, Register's Office for Williamson County, Tennessee and in Book 8979, Page 156, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 205, Page 874, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1884 SHAMROCK DRIVE, BRENTWOOD, TN 37027
(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 25th day of July 19 96

STEPHEN WAYNE ARTHUR

By: Stephen Wayne Arthur by Erlene Ryan Arthur Atty in Fact
ERLENE RYAN ARTHUR, ATTORNEY-IN-FACT

Erlene Ryan Arthur
ERLENE RYAN ARTHUR

BK 1427 PG 175

BOOK 10160 PG 916

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John T. Cook, a Notary Public in and for said County and State, the within named Erlene Ryan Arthur

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of July, 19. 96

Commission expires 7/26/97

Notary Public

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

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 25th day of July, 1996, before me personally appeared Erlene Ryan Arthur to me known to be the person who executed the foregoing instrument in behalf of Stephen Wayne Arthur and acknowledged that she executed the same as the free act and deed of said Stephen Wayne Arthur.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

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

My Commission expires: 7/26/97

02216022
IDENTIF. # REFERENCE

96 AUG 20 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8634 08/20 0101 03CHECK 8.00

State of Tennessee, County of WILLIAMSON
Received for record the 30 day of
JULY 1996 at 8:01 AM. (RECH 186799)
Recorded in official records
Book 1427 Page 174- 175
Notebook 56 Page 361
State Tax $ 923.15 Clerks Fee $ 1.00,
Recording $ 8.00, Total $ 932.15,
Register of Deeds SADIE WADE
Deputy Register SHERRY ANDERSON