BOOK 10162 PG 637

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 1996.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-2-1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN K. HESS ETUX 5445 REAGAN RUN ANTIOCH, TN 37013	SOUTHTRUST MORTGAGE CO. 5409 MARYLAND WAY, STE 100 BRENTWOOD, TN 37027	MAP 162.16D PARCEL 24

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,

JOE W. THOMPSON AND WIFE, TAMMY R. THOMPSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEPHEN K. HESS AND WIFE, AUDREY M. HESS

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. 31 ON THE PLAN OF HONEY BROOK, SECTION 2, A P.U.D., AS OF RECORD IN BOOK 7900, PAGE 297, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOE W. THOMPSON, A MARRIED PERSON, BY WARRANTY DEED FROM BARRY CONSTRUCTION COMPANY, DATED MARCH 31, 1992, OF RECORD IN BOOK 8597, PAGE 863, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSE. TAMMY R. THOMPSON JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE OR INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. 1996 taxes and subsequent years.
2. Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 297, Register's Office for DAVIDSON County, TENNESSEE, including but not limited to a 30 foot minimum building setback line from the front line of said lot and a 20 foot minimum building setback line from the rear line of said lot, a 20' utility easement along the front of said lot and a 2 1/2 foot by 25 foot easement for utility anchor purposes at the southeast corner of said lot.
3. Property is subject to Restrictive Covenants, By-Laws and Declaration contained in Book 8289, Page 145, AMENDED IN BOOK 8298, PAGE 198 AND AMENDED IN BOOK 8434, PAGE 447, Register's Office for DAVIDSON County, TENNESSEE; including liens for assessments therein.
4. Property is subject to a HOMEOWNER'S ASSOCIATION CHARTER of record in Book 8298, Page 200, Register's Office of Davidson County, Tennessee, including liens for assessments as provided therein.
5. Any and all restrictions, conditions and easements.

This is improved property known as: 5445 REAGAN RUN, 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 hand(s) this 16TH day of AUGUST, 1996.

JOE W. THOMPSON

TAMMY R. THOMPSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10162 PG 638

Personally appeared before me, JOE W. THOMPSON AND WIFE, TAMMY R. THOMPSON, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16TH day of AUGUST, 1996.

NOTARY PUBLIC

My Commission Expires: 3-21-98

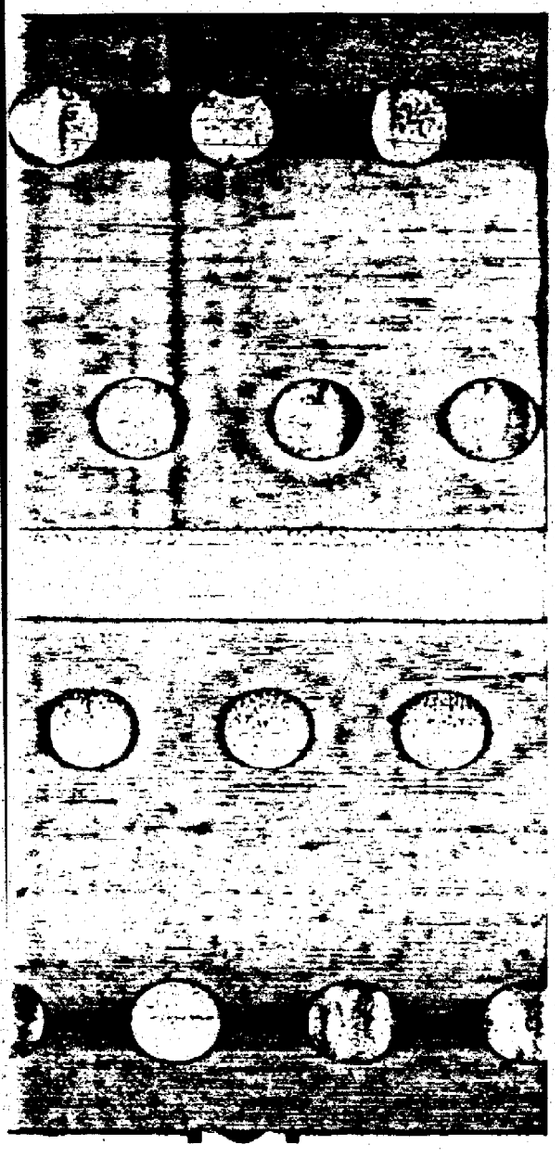
MAIL

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

02116567
IDENTIFICATION REFERENCE

96 AUG 21 AM 9:44
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9195 08/21 0101 03CHECK 499.25



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

RECEIVED OF _____

FOR _____

FRUK 10162 PG 639

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	
				132500.00
			CON TX	490.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	499.25
			CHECK	499.25
08/21/96	01		09:46 0001	9195

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216567
IDENTIFICATION REFERENCE

96 AUG 21 AM 9:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021756