Stonemeade

BOOK 10179 PG 789

Book 58

96-02638

WARRANTY DEED

THIS INDENTURE, made and entered into this 5th day of August 1996

by and between
James E. Dowling and Claudia R. Dowling, Husband and Wife,
704 Sax Brook Circle, Nashville, TN 37221
Party of the first part,

and Claire Hale and Stephen Michael Hale,
wife and Husband Party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson,** State of Tennessee:

Land in Davidson County, Tennessee, being lot No. 34, on the Plan of Stonemeade, Section 3, as shown on plat of record in Plat Book 7900, page 429, corrected in Plat Book 7900, page 478, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to James E. Dowling and wife, Claudia R. Dowling, by Deed of Record in Book 8891, page 410, Register's Office for Davidson County.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN SAID REGISTER'S OFFICE, IF ANY.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their property gender and number according to the context thereof.

WITNESS the signature(s) of the party of the first part the day and year first above written.

James E. Dowling

Claudia R. Dowling

John C. Fuller
EXP. 28 NOV 1998

JOHN C. FULLER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

MAP 155-15A
PARCEL 34

SEND TAX STATEMENTS TO:
ASSOCIATES NATIONAL MORTGAGE
250 East Carpenter Freeway
Irving, TX 75062

BOOK 10179 PG 790

STATE OF TN

COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James E. Dowling and Claudia R. Dowling, Husband and Wife,** to me known to be the person(s) described in and who executed the Warranty Deed, and acknowledged that (t)he(y) executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 5th day of August 1996.

My Commission Expires: 11/30/97

Notary Public

Property Address: (New Owner)
704 Sax Brook Circle
Nashville, TN 37221

This instrument prepared by:
William Howard Boyles, Attorney at Law, P.O. Box 50932, Dallas, TX
State Tax_____$_____
Register's fee_____
Recording fee_____
Total_____

I, or we, hereby swear of affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 166,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James E. Dowling **Affiant**

Claudia R. Dowling **Affiant**

Subscribed and sworn to before me this 13 day of July, 1996.

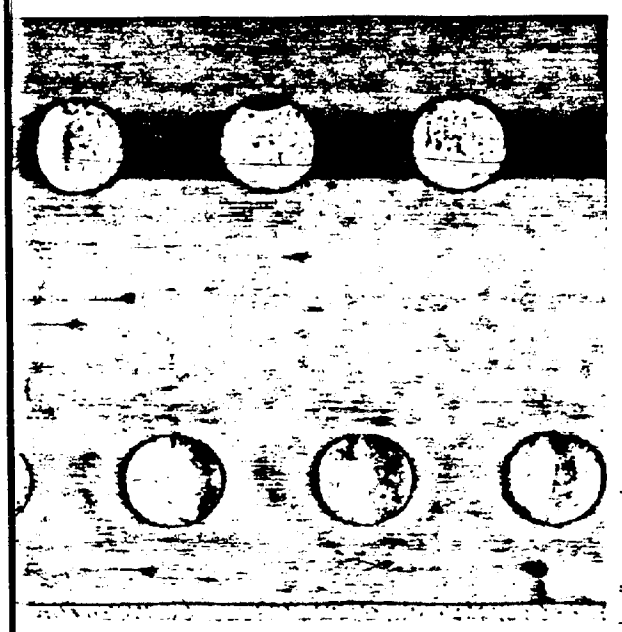
Notary Public
Commission Expires 28 NOV 1998

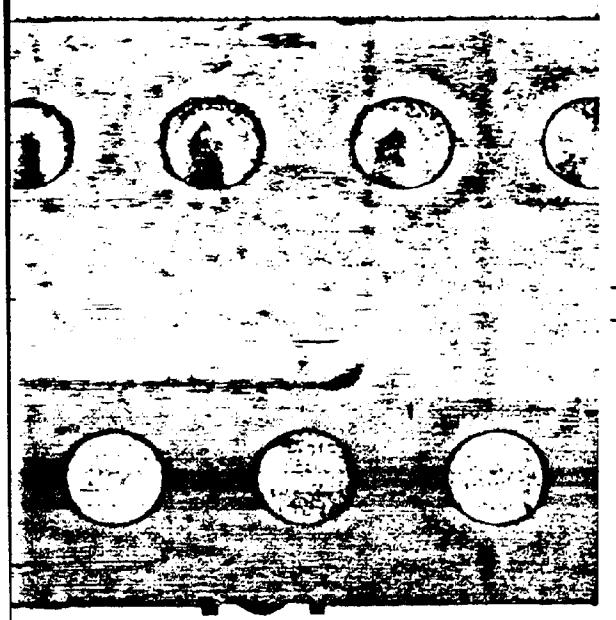
JOHN C. FULLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

96 SEP -5 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

4590 09/05/96 01 03CHECK 623.20

0221636
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10179 PG 791

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	166000.00
			CON TX	614.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	623.20
			CHECK	623.20
09/05/96	01	10:50	0001	4590

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02211636
IDENTIF. ↑ REFERENCE

96 SEP -5 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027090