57

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
FOR 10187.593
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Marilyn A. Curl
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September, 19 96

Brenda P. Lehman
Notary Public

MY COMMISSION EXPIRES: 3/6/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn A. Curl (NAME)	Guaranty Trust Company (NAME)	150-3-110
3123 Justin Towne Court (ADDRESS)	726 South Church Street (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (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, Melissa A. Welch, UNMARRIED

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

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 No. 10B on the Plan of Justin Towne, Section 2, as of record in Book 5200, Page 459, and amended in Book 5200, Pages 535 and 536, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of Justin Towne Court, said point being the common front corner of Lot No. 10A; thence south 7 degrees 21' 04" East, 36.73 feet to a point; thence South 13 degrees 0' 28" East, 50.21 feet to a point; thence South 2 degrees 06' 03" East, 41.17 feet to a point; thence South 18 degrees 33' 10" West, 77.45 feet to a point; thence westwardly 33.50 feet to a point, the rear corner of the Lot No. 11A; thence North 5 degrees 50' 0" East, 199.75 feet to a point in the southerly margin of Justin Towne Court; thence with said margin eastwardly 20.28 feet to the POINT OF BEGINNING.

Being the same property conveyed to Melissa A. Welch, unmarried by deed from Terry B. Smith, Jr., unmarried of record in Book 9687, page 814, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) ALL APPLICABLE GOVERNMENTAL AND ZONING REGULATIONS.

unimproved ( )
This is improved (X) property, known as 3123 Justin Towne Court, Antioch, Tennessee 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 my hand this 9th day of September 19 96

Melissa A. Welch

BOOK 10187 PG 594

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa A. Welch

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 9th day of September, 1996.

Commission expires 3/16/99

Notary Public

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

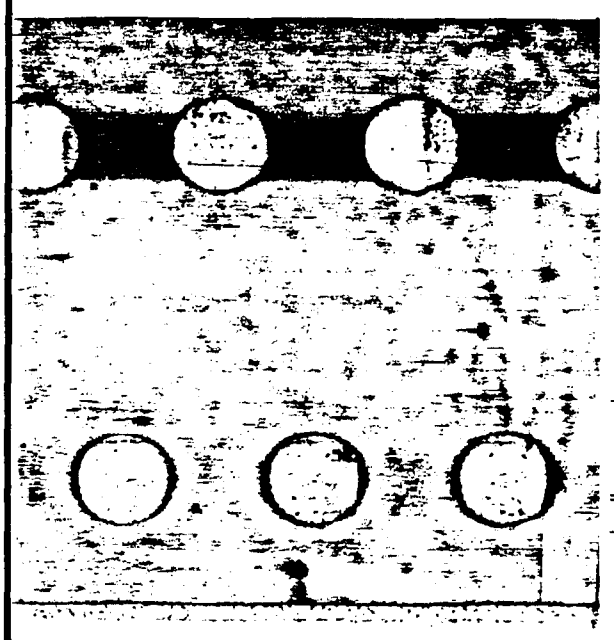
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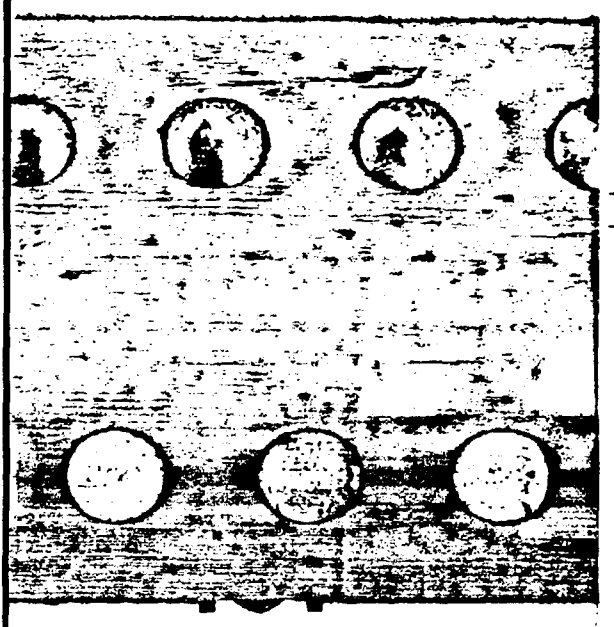
96 SEP 11 AM 11:07

REGISTER
DAVIDSON COUNTY, TN.

02239998

IDENTIFICATION





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10187 PG 595

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 67000.00
CDN TX 247.90
PRFEE 1.00
WDEED 8.00
TOTAL 256.90
CHECK 256.90

09/11/96 01 11:13 0001 7142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0223998
IDENTIFICATION REFERENCE

96 SEP 11 AM 11:0

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1029608