BOOK 10192 PG 762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 19 96

Notary Public

MY COMMISSION EXPIRES: 1-29-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
1187 Vultee Boulevard, Nashville, TN 37217

TCN-CCI-96-595

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Rowles (NAME)	AFI Mortgage Corporation (NAME)	MAP 155-12-0-A
409 Magnolia Hills Court (ADDRESS)	5425 Martindale (ADDRESS)	PARCEL 18
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Shawnee, KS 66218 (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, South Harpeth Construction Co.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Rowles and wife, Ruth E. D. Rowles

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. 18 on the Plan of Magnolia Hills Subdivision, as of record in Book 6900, Page 809, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to South Harpeth Construction Co. by deed from J. J. Development Co. of record in Deed Book 10035, page 101, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 9498, page 329, and in Deed Book 9489, Page 860, Register's Office for said County.

This conveyance is subject to By-Laws of record in Book 944, Page 875, Register's Office for sadi County.

This conveyance is subject to any and all existing easements and restrictions of record.

Subject to "roll-back taxes" for the statutory period if the land is converted to use other than those stipulated in the provisions of TCA 67-5-1001 thru 67-5-1010.

unimproved ( )
This is improved (X) property, known as 409 Magnolia Hills Court, Nashville, Tennessee 37221
(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 4th day of September, 19 96

South Harpeth Construction Co.
By: Jimmy Hudgins, Pres.
Jimmy Hudgins, President

STATE OF TENNESSEE
COUNTY OF

BOOK 10192 PG 763

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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 _____, Tennessee, this _____day of _____ 19____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jimmy Hudgins and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the South Harpeth Construction Co. the within named bargainor, and corporation, and that he as such President 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 Jimmy Hudgins as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 4th day of September 19 96.

My commission expires 1-29-2000 _____
Notary Public

0225930

IDENTIF. ↑ REFERENCE

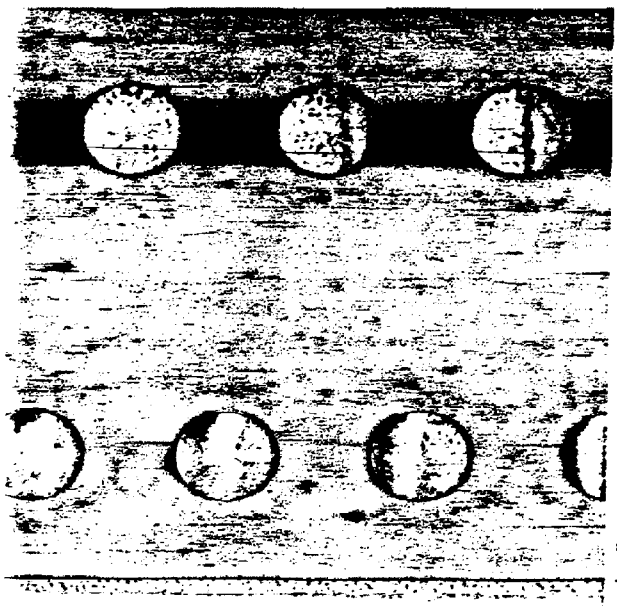
96 SEP 17 AM 8:12

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9210 09/17 2101 03CHECK 741.60

RETURN TO:
TITLE CONNECTION, INC.
1187 Vultee Boulevard
Nashville, Tennessee 37217

MARY FRANCES RUDY
ATTORNEY - AT - LAW



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

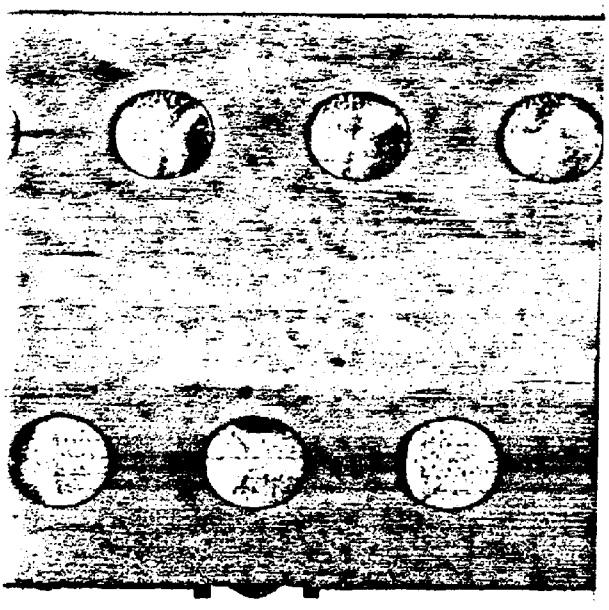
RECEIVED OF _____

FOR _____

BOOK 10192 PG 764

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 198000.00
CON TX 732.60
PRFEE 1.00
WDEED 8.00
TOTAL 741.60
CHECK 741.60

09/17/96 01 08:16 0001 9210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0225930
IDENTIF. ↑ REFERENCE

96 SEP 17 AM 8:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031649