0226208

IDENTIF. A REFERENCE

Mail

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R5666

96 SEP 17 AM 10: 55

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAP/GROUP/PARCEL
043-06-0-021.00

BOOK 10193 PG 632

NEW OWNER'S NAME AND ADDRESS:
Nick V. Durm
510 Anderson Lane
Madison, TN 37115

SEND TAX BILLS TO:
Bancoklahoma Mortgage Corp.
P.O. Box 57039
Irvine, CA 92619-703

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Nora V. James, a married woman, hereinafter called Grantor, do hereby transfer and convey unto Nick V. Durm, a single man, their heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 6 and 7 on the Plan of Cedarcrest Estates, a Plat of which is of record in Plat Book 974, Page 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.

BEING the same property conveyed to grantor herein by Quitclaim Deed of record in Book 10156, Page 834, Register's Office for Davidson County, Tennessee.

Randall K. James, husband of Nora V. James, joins in this conveyance for the purpose of conveying his marital interest in said real property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantor covenants with grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Nora V. James

Randall K. James

By Nora V. James attorney in fact.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Nora V. James and husband, Randall K. James, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 30th day of August, 1996.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Nora V. James, with whom I am personally acquainted, and who upon oath acknowledged herself to be Power of Attorney for Randall K. James, the within named bargainor, and that she as such Power of Attorney being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Randall K. James as Power of Attorney.

Witness my hand and seal, at offices in Hendersonville, Sumner County, Tennessee this the 30th day of ~~September~~ August, 1996.

NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
2/3/98

The actual consideration or value whichever is greater for this transfer is $81,000.00.

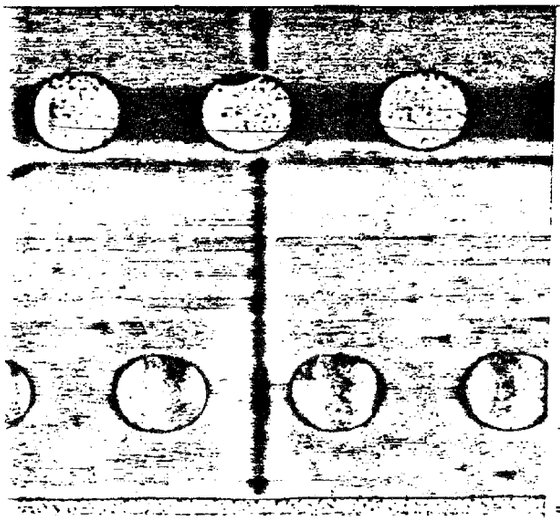
AFFIANT

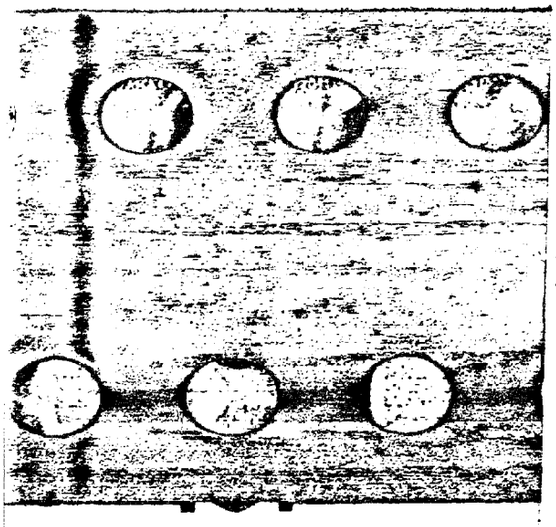
Sworn to and subscribed before me, this the 30th day of August, 1996.

NOTARY PUBLIC

My Commission Expires:
2-3-98

7160 09/17 01:01 3CHECK 308.70





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

RECEIVED OF _____

FOR _____

BOOK 10193 PG 634

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 81000.00
CON TX 299.70
PRFEE 1.00
WDEED 8.00
TOTAL 308.70
CHECK 308.70

09/17/96 01 11:01 0001 9490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226208
IDENTIF. & REFERENCE

96 SEP 17 AM 10:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031928