STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,591.83 .

Sheila Ross
Affiant

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

Notary Public

(AFFIX SEAL)

My Commission Expires: 4/15/2000

WARRANTY DEED

BOOK 10193 PG 646

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Sheila Ross 708 Rachels Trail Hermitage, TN 37076	SAME AS NEW OWNER	75-7-265

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **MONTIE KAREN CARUTHERS, unmarried**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **SHEILA ROSS, unmarried**, (the "Grantee"), her successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40-B on the Plan of Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, Rachel Square, Section Two, as of record in Book 6250, page 540, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Montie Karen Caruthers, unmarried, by deed from Union Financial Corporation of record in Book 7603, page 631, Register's Office, Davidson County, Tennessee.

This is improved property known as 708 Rachels Trail, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, her successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

PICK-UP

96 SEP 17 AM 11:06
CLERK & MASTER'S REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0226215

WITNESS my hand this the 16th day of September, 1996.

Montie Karen Caruthers
MONTIE KAREN CARUTHERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Montie Karen Caruthers, unmarried, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 16th day of September, 1996.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/15/2000

9508 09/17 0101 03PMCHK

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

RECEIVED OF _____

FOR _____ BOOK 10193 PG 648

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 50591.83
CON TX 187.22
PRFEE 1.00
WDEED 8.00
TOTAL 196.22
CHECK 196.22

09/17/96 01 11:13 0001 9508

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226215
IDENTIFICATION REFERENCE

96 SEP 17 AM 11:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1031946