File Box 24

*This Instrument Prepared By:*
*HAROLD REEVES, ATTORNEY P.C.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

BOOK 10194 PG 205

ADDRESS NEW OWNER:
Billy D. Dillard and Colleen Hinkle Dillard
716 Sunnyvale Court
Antioch, TN 37013

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
GMAC Mortgage Corporation of PA
100 Witmer Road, P. O. Box 963
Horsham, PA 19044-0963

MAP AND PARCEL:
MAP 176-5A
PARCEL 54
2D77697

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Holigan Family Investments, Inc. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Billy D. Dillard and Colleen Hinkle Dillard, husband and wife, as tenants by the entirety , 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 71, Hickory Woods Estates, Section "C", as recorded in Book 6900, Pages 885-887, Register's Office, Davidson County, Tennessee.

Being a part of the same property conveyed to Holigan Family Investments, Inc. , by deed from T & T Partners I of record in Book 10050, Page 661, Register's Office for Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Book 9678, Page 187, amended in Book 9764, Page 44; By-Laws in Book 9678, Page 213; Charter in Book 9680, Page 319; Quitclaim Deed conveying common area in Book 9786, Page 923, Register's Office, Davidson County, Tennessee.

This conveyance is subject to minimum building setback lines, utility anchor easements, public utility easement, and public utility and drainage easements of record in Book 6900, Pages 885-887, said Register's Office.

This conveyance is subject to plat notes of record in Book 6900, Pages 885-887, said Register's Office.

This is improved property known as 716 Sunnyvale Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy D. Dillard and Colleen Hinkle Dillard, husband and wife, their heirs and assigns, forever; and we, Holigan Family Investments, Inc. 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.



Witness our hands this the 16th day of September, 1996.

Holigan Family Investments, Inc.

James E. Ruddell, Assistant Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James E. Ruddell as Assistant Vice-President of Holigan Family Investments, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Assistant Vice-President of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 152,543.00.

AFFIANT

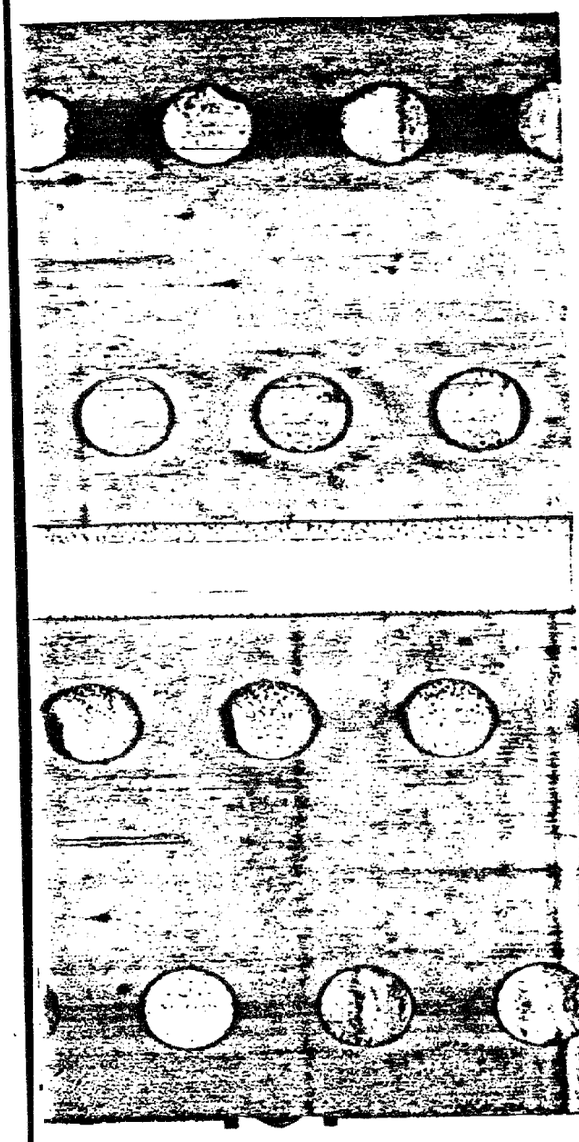
Subscribed and sworn to before me this 16th day of September, 1996.

NOTARY PUBLIC
My Commission Expires: 9-21-96

0226363
IDENTIF. # REFERENCE

96 SEP 17 PM 3:58
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9666 09/17 0101 03CHECK 573.25



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

RECEIVED OF _____

FOR _____

BOOK 10194 PG 207

| | | |
|---|---|---|
| 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 | |
| | | | | 152543.00 |
| | | | CON TX | 564.25 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | TOTAL | 573.25 |
| | | | CHECK | 573.25 |
| 09/17/96 | 01 | | 16:00 0001 | 9666 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226363
IDENTIF. & REFERENCE

96 SEP 17 PM 3:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1032102