BOOK 10200 PG 500

WARRANTY DEED

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $132,000.00.

Patricia Miranda
Affiant

Sworn to and subscribed before me on this the 19th day of September, 1996.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-4-99

MORTGAGEE:
FIRST AMERICAN NATIONAL BANK
First American Center
Nashville, TN 37237

Address New Owner:

PATRICIA J. MIRANDA
604 South Club Court
Hermitage, TN 37076

Send Tax Bills to:

First American National Bank
First American Center
Nashville, Tennessee 37237

Map/Parcel:

64-11-A-64.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, DAVID M. PRENTICE and wife, JANET W. PRENTICE, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto PATRICIA J. MIRANDA, unmarried, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Caleb Chase, as shown on the plat of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David M. Prentice and wife, Janet W. Prentice, by deed from Faxon Homes, Inc., of record in Book 7903, page 767, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 1996 Davidson County taxes will be prorated at closing and paid by Grantee when due.

2) Plan of record in Plat Book 6250, page 822, Register's Office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions and Restrictions of record in Book 6783, page 805 and amended and reinstated in Book 7189, page 533, Register's Office for Davidson County, Tennessee.

This is improved property known as 604 South Club Court, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS our hands this the 19th day of September, 1996.

DAVID M. PRENTICE

JANET W. PRENTICE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, DAVID M. PRENTICE and JANET W. PRENTICE the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hermitage, Tennessee, this the 19th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: March 27, 1999

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0228442

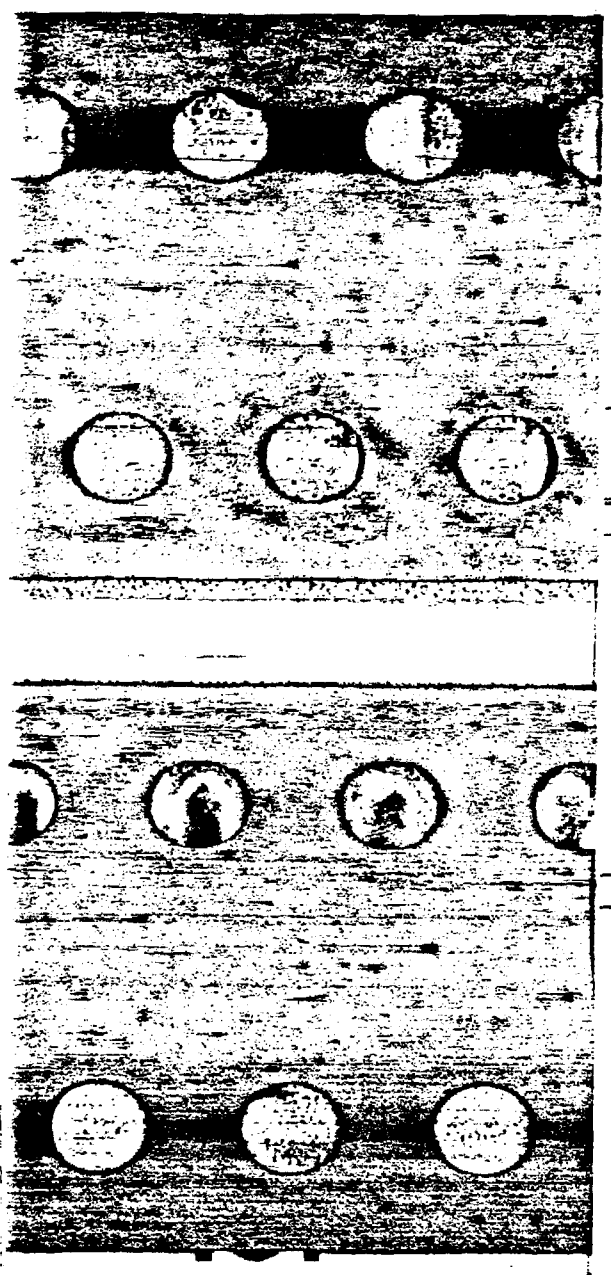
IDENTIF. ↑ REFERENCE

MAIL ENV.

96 SEP 24 AM 9:42

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1907 09/24 0101 03CHECK 497.40



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

RECEIVED OF _____

FOR _____

BOOK 10200 PG 502

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	
				132000.00
			CON TX	488.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	497.40
			CHECK	497.40
09/24/96	01	09:44	0001	1907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228442
IDENTIF. # REFERENCE

96 SEP 24 AM 9:42
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1034315