60

This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 10201 PG 574

ADDRESS NEW OWNER:
Ben R. Alford and Sheridan D. Alford
509 Clear Spring Ct.
Brentwood, Tennessee 37027

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 171-8
GROUP A
PARCEL 127.00

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, Michael A. Turpin and wife, Kimberly P. Turpin,hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ben R. Alford and wife, Sheridan D. Alford, 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. 127 on the Plan of Cottonport Plantation, Phase I, of record in Plat Book 6900, pages 529 and 530, said Register's Office.

Being the same property conveyed to Michael A. Turpin and wife, Kimberly P. Turpin by deed from Radnor Homes, Inc. of record in Book 8476, page 277, Register's Office for Davidson County, Tennessee.

This is improved property known as 509 Clear Spring Ct., Brentwood, TN 37027.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

2244 09/24 0101 03CHECK 841.50

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben R. Alford and wife, Sheridan D. Alford, their heirs and assigns, forever; and we, Michael A. Turpin and wife, Kimberly P. Turpin 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 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 13th day of September, 1996.

Michael A. Turpin

Kimberly P. Turpin

0228764
IDENTIF. ➔ REFERENCE

96 SEP 24 PM 3:52

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael A. Turpin and wife, Kimberly P. Turpin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 13th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 225,000.00.

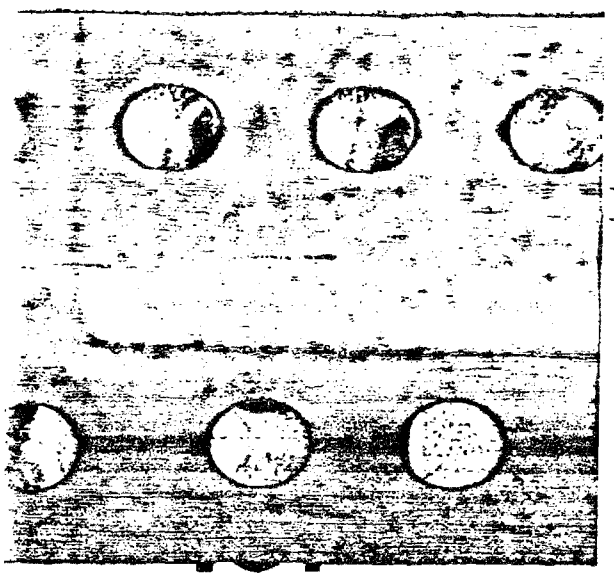
AFFIANT

Subscribed and sworn to before me this 13th day of September, 1996.

NOTARY PUBLIC

My Commission Expires: March 2, 1998





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

RECEIVED OF _____

FOR _____

BOOK 10201 PG 576

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 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 8.00
TOTAL 841.50
CHECK 841.50

09/24/96 01 15:56 0001 2244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228764
IDENTIF. ↑ REFERENCE

96 SEP 24 PM 3:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1034650