File Bx 24

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

BOOK 10213 PG 502

ADDRESS NEW OWNER:
Iona K. Canada
6724 Birchbrook Drive
Antioch, TN 37013

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
2059 Northlake Parkway
Tucker, GA 30084

MAP AND PARCEL:
MAP 176-5A
PARCEL 20
2D77663

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 Iona K. Canada, a single person , 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 37, 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, a Texas general partnership of record in Book 10110, Page 73, 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, public utility easements, and utility anchor easement 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 6724 Birchbrook Drive, 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 Iona K. Canada, a single person, 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.

BOOK 10213 PG 503

Witness our hands this the 1st day of October, 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 1st day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 112,360.00.

AFFIANT

Subscribed and sworn to before me this 1st day of October, 1996.

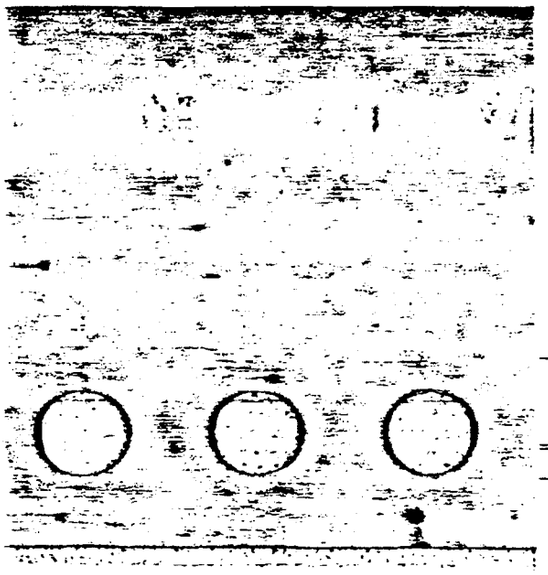
NOTARY PUBLIC
My Commission Expires: 11/3/96

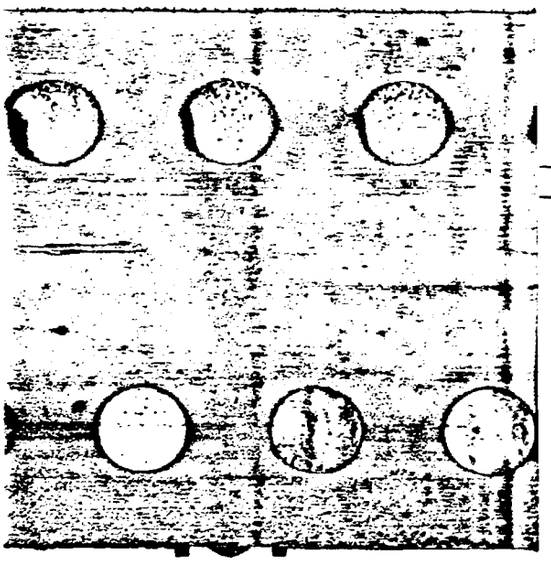
96 OCT -3 AM 9:08
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

5985 10/03 0101 03CHECK

IDENTIFICATION REFERENCE

07323339





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10213 PG 504

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
				112360.00
				CON TX 415.74
				PRFEE 1.00
				WDEED 8.00
				TOTAL 424.74
				CHECK 424.74
		10/03/96	01	09:11 0001 5985

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0232339
IDENTIFICATION REFERENCE

96 OCT -3 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Nº 1073061

No. [redacted]