WARRANTY DEED

BOOK 10222 PG 668

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 184,911.74

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF September A.D. 19 96

Notary Public

MY COMMISSION EXPIRES: 4-2-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Damian Anter	Source One Mortgage Services	MAP 75
(NAME)	(NAME)	
305 Scotts Creek Place	27555 Farmington Road	GROUP 12A
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Farmington Hills, MI 48334-3357	PARCEL 40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles R. Black and wife, Theresa W. Black

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Damian Anter and Anitra M. Heffernan, Both Unmarried

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 No. 40, on the Revised Plan of Cedar Creek, Phase One, of record in Plat Book 6900, Page 848, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles R. Black and wife, Theresa W. Black by deed from Larry Powell and wife, Carol Powell of record in Book 7933, Page 791, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7768, Page 238 and amended in Book 7945, Page 901, said Register's Office.

Subject to Charter of record in Book 8414, Page 69, By-Laws of record in Book 7768, Page 258, and Restrictions of record in Book 6777, Page 53, said Register's Office.

Subject to all matters on the Final Boundary Plat for Cedar Creek of record in Book 6250, Page 770, said Register's Office.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Source One Mortgage Services Corporation of record in Book

CONTINUED

This is improved (X) unimproved ( ) property, known as 305 Scotts Creek Place, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 30th day of September 19 96

Charles R. Black

Theresa W. Black

LEGAL DESCRIPTION CONTINUATION

9135, Page 522, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

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

This conveyance is subject to setback lines and recorded easements of record in Book 6900, Page 848, said Register's Office.

BOOK 10222 PG 670

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles R. Black and wife, Theresa W. Black

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Mt. Pulaski, Tennessee, this 30th day of September, 19 96 A.D.

Commission expires 7/25/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

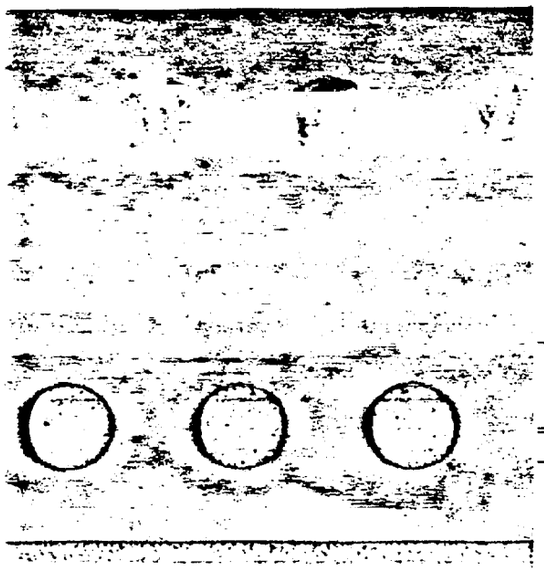
My commission expires _____

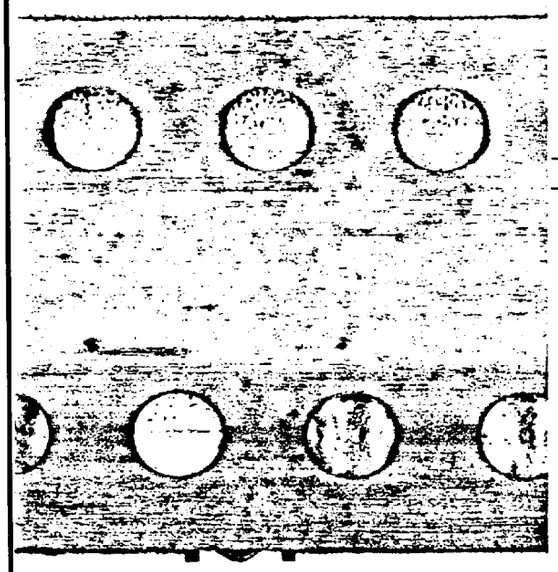
Notary Public

0235065
IDENTIF. & REFERENCE

96 OCT 11 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8903 10/11 0101 03CHECK 327.18





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10222 PG 671

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 84911.74
				CON TX 314.18
				PRFEE 1.00
				WDEED 12.00
				TOTAL 327.18
				CHECK 327.18
10/11/96		01		08:33 0001 8903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0235065
IDENTIF. # REFERENCE

96 OCT 11 AM 8:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1075952

No [redacted]