BOOK 10233 PG 849

5th

WARRANTY DEED

N0996-780L

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 19 96

Notary Public

MY COMMISSION EXPIRES: November 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan J. Reynolds (NAME)	COMMUNITY MORTGAGE CORPORATION (NAME)	MAP 87-2
1225 Firefly Road (ADDRESS)	142 Timber Creek Drive (ADDRESS)	PARCEL 42
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Cordova, TN 38018 (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, Wayne Hargrove and wife, Connie K. Hargrove

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan J. Reynolds, 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. 51 on the plan of New Hope Meadows, Phase III, of record in Plat Book 6900, Page 724, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Wayne Hargrove and wife, Connie K. Hargrove by deed from Stanley D. Barr and wife, Debra L. Barr of record in Book 7770, Page 690, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 7557, Page 377 and Book 7567, Pgae 103, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 1225 Firefly Road, 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

Wayne Hargrove
By: Wayne Hargrove by Connie K. Hargrove, Attorney-in-fact
Connie K. Hargrove, Attorney-in-fact

Connie K. Hargrove
Connie K. Hargrove

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie K. Hargrove

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 Nashville, Tennessee, this 30th day of September 19 96.

Commission expires November 28, 1998

Regina E. Appleton
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of September, 1996, before me personally appeared Connie K. Hargrove, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Wayne Hargrove and who acknowledged that she executed the same as the free act and deed of the said Wayne Hargrove by virtue of that Power of Attorney, duly executed by the said Wayne Hargrove and being recorded simultaneously herewith.

Witness my hand and official seal at ~~Nashville~~, Tennessee, this 30th day of September, 1996.

Regina E. Appleton
Regina E. Appleton, Notary Public

My Commission Expires: November 28, 1998

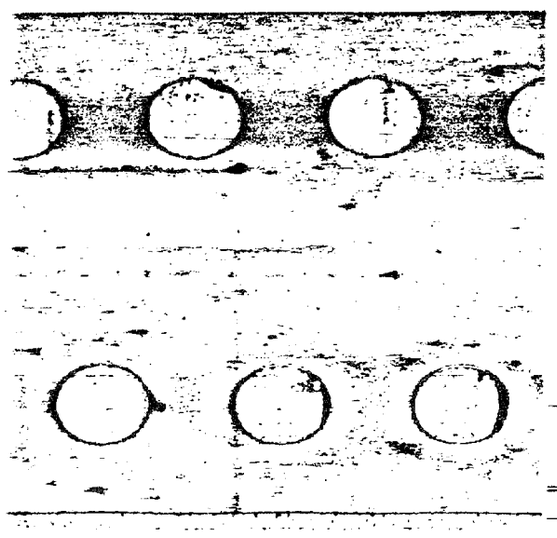
REGINA E. APPLETON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0238948
IDENTIF. & REFERENCE

96 OCT 22 PM 3:33
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3074 10/22 0101 03CHECK

89-65



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

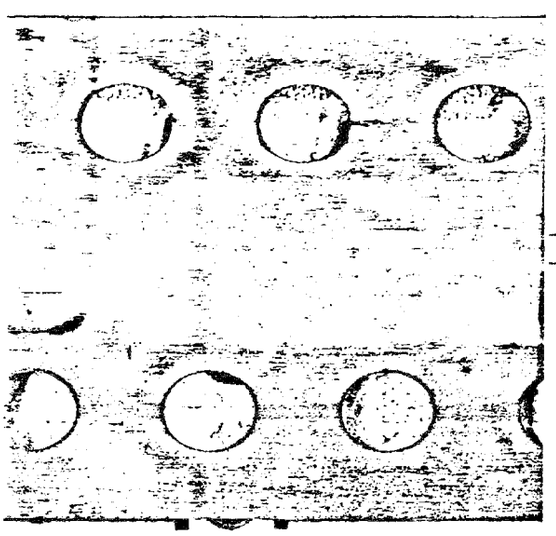
RECEIVED OF _____

FOR _____

BOOK 10233 PG 851

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 124500.00
CON TX 460.65
PRFEE 1.00
WDEED 8.00
TOTAL 469.65
CHECK 469.65

10/22/96 01 15:32 0001 3074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238948
IDENTIF. ↑ REFERENCE

96 OCT 22 PM 3:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080058

No [redacted]