58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,434.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October 19 96

Notary Public

MY COMMISSION EXPIRES: 1/30/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer D. Garrett (NAME)	Century Mortgage Corporation (NAME)	MAP 176-5A
6708 Birchbrook Drive (ADDRESS)	Two International Drive S-507 (ADDRESS)	PARCEL 16
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37217 (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, Holigan Family Investments, Inc., a Texas Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Spencer D. Garrett and Jeanne Leigh Cooper, both unmarried as tenants in common with rights of surviorship

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. 33 on the Plan of Hickory Woods Estates, Section "C", as of record in Plan Book 6900, pages 885, 886, and 887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

THIS CONVEYANCE IS MADE SUBJECT TO:

Being the same property conveyed to Holigan Family Investments, Inc., a Texas Corporation by deed from T&T Partners I, a Texas General Partnership of record in Book 10037, page 673, Register's Office for Davidson County, Tennessee.

By-laws of the Hickory Woods Homeowners Association of record in Book 7932, page 648, as corrected in Book 9616, page 470, Book 9616, page 477 and Book 9678, page 213, said Register's Office.

Declaration of covenants, conditions and restrictions of record in Book 9678, page 187, said Register's Office.

Plan of record in Book 6900, page 885, 886 and 887 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6708 Birchbrook Drive, Antioch, Tennessee 37013
(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 my hand this 18th day of October 19 96

Holigan Family Investments, Inc., a Texas Corporation

By: James E. Ruddell

James E. Ruddell, Asst. Vice President

BOOK 10234 PG 623

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James E. Ruddell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Asst. Vice President and _____ respectively of the Holigan Family Investments, Inc. the within named bargainor, and corporation, and that he as such Asst. Vice President 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 James E. Ruddell as such Asst. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Franklin, Tennessee on this the 18th day of October 1996.

My commission expires 11-30-97

_____
Notary Public

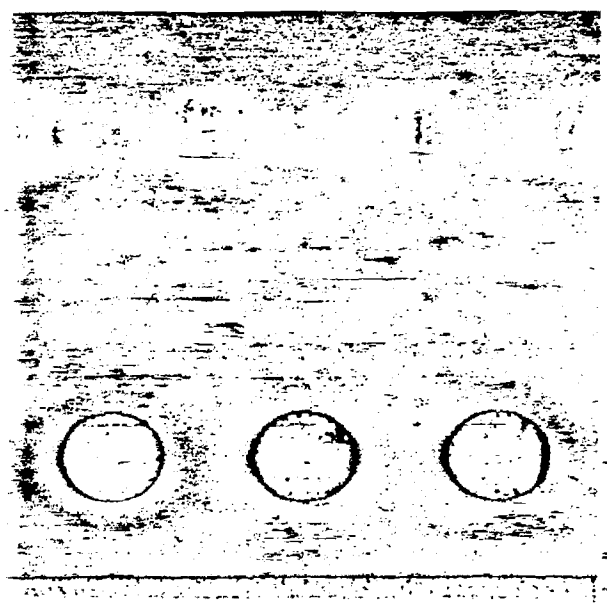
LEGAL DESCRIPTION CONTINUATION

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

0239167
IDENTIF. ↑ REFERENCE

96 OCT 23 PM 12:33
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3324 10/23 0101 03CHECK 465.58



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

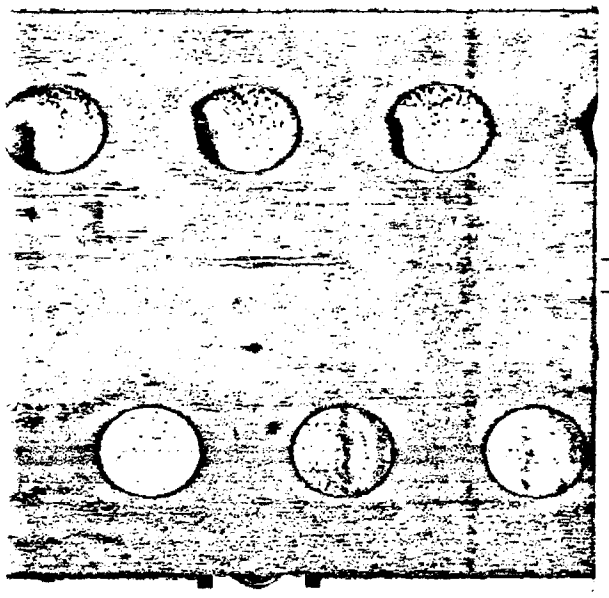
RECEIVED OF _____

FOR _____

BOOK 10234 PG 624

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 123434.00
DON TX 456.58
PRFEE 1.00
WDEED 8.00
TOTAL 465.58
CHECK 465.58

10/23/96 01 12:34 0001 3324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239167
IDENTIF. ↑ REFERENCE

96 OCT 23 PM 12:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1080304

No [redacted]