BOOK 10282 PG 300

FILED BOOK 45

This instrument prepared by:
CAMERON AND CHAFFIN ATTORNEYS
100 South Jefferson Avenue
Cookeville, TN 38501

MAP AND PARCEL NUMBER
086-09-0
44.00
04D 93567

****

PROPERTY OWNERS:
C. Michael Carroll
3217 Dockside Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, TN 38118

****

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, John Patrick Moran, Jr. and wife, Jennifer B. Moran, have this day bargained and sold and do hereby transfer and convey unto C. Michael Carroll, a single person, his heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in Davidson County, State of Tennessee as follows:

> Being Lot No. 52 on the Plan of Lakeside Woods Estates Section 3 of record in Plat Book 7900, page 220, Register's Office for said County, to which reference is made for a more complete description.
>
> This conveyance is subject to any and all existing restrictions and easementss of record.
>
> This is improved property known as :
> 3217 Dockside Drive, Hermitage, TN 37076.

THE PREVIOUS AND LAST conveyance being a deed of record in Book 8567, page 604, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest belonging to the said grantees, his heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this the 29th day of November, 1996.

John Patrick Moran, Jr.

Jennifer B. Moran

STATE of TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, **John Patrick Moran, Jr. and wife, Jennifer B. Moran**, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the within named bargainors, and they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of November, 1996.

My Commission Expires:
5/24/97

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater for this transfer is $85,000.00

Affiant

SUBSCRIBED AND SWORN to before me this the 29th day of November, 1996.

My Commission Expires:
5/24/97

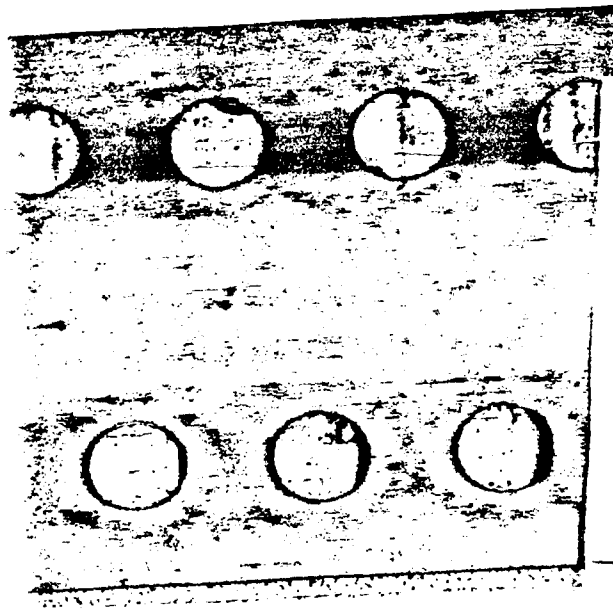
NOTARY PUBLIC/REGISTER

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

0253173
IDENTIFICATION REFERENCE

96 DEC -5 PM 2:18
DAVIDSON COUNTY, TN.

2807 12/05 0101 03CHECK 323.50



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

RECEIVED OF _____

FOR _____

BOOK 10282 PG 302

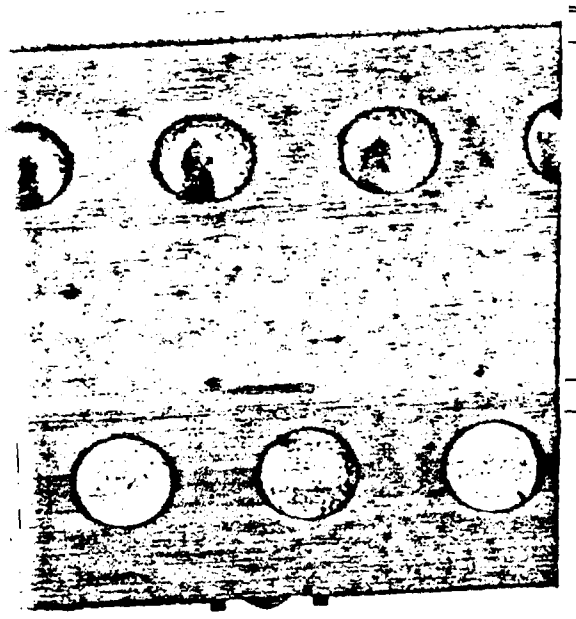
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 85000.00
CON TX 314.50
PRFEE 1.00
CAMT 8.00
ERR CO
CAMT 8.00-
WDEED 8.00
TOTAL 323.50
CHECK 323.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/05/96 01 14:20 0001 2607



0253173
IDENTIF. & REFERENCE

96 DEC -5 PM 2:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095259