BK/10282PG344

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible] day of November 19 96

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: [illegible] (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean D. Arrington	AmSouth Bank of Alabama	MAP 74-4
(NAME)	(NAME)	
141 Bonnafield Drive	2050 Parkway Office Circle	PARCEL 5
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hoover, AL 35244	
(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, Zearl S. Black and wife, Dorothy J. Black

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean D. Arrington and wife, Leila B. Arrington

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. 912, on the plan of Hermitage Hills, Section 8, of record in Book 3600, Page 24, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID Lot No. 912 fronts 75 feet on the northwesterly margin of Bonnafield Drive and runs back between lines 150 feet on the southwesterly line and 136.39 feet on the northeasterly line to a dead line in the rear on which it measures 98.5 feet.

BEING the same property conveyed to Zearl S. Black and wife, Dorothy J. Black by deed from William H. Dobson and wife, Virginia M. Dobson, of record in Book 4429, Page 797, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 3644, Page 243, Register's Office for said County.

FILED & RECORDED
DAVIDSON COUNTY, TN.
REGISTER
96 DEC -5 PM 2:24

IDENTIF. & REFERENCE
0253183

unimproved ( )
This is improved (X) property, known as 141 Bonnafield Drive, Hermitage, TN 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 27th day of November 19 96

Zearl S. Black

Dorothy J. Black

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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 Zearl S. Black and wife, Dorothy J. 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 Nashville, Tennessee, this 27th day of November 19 96

Commission expires 5/30/97

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

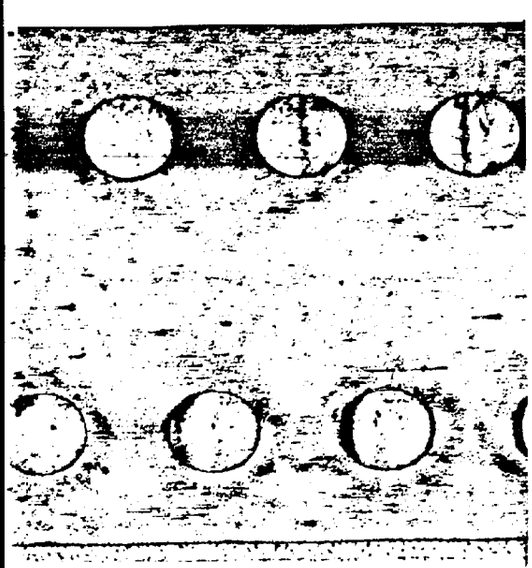
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

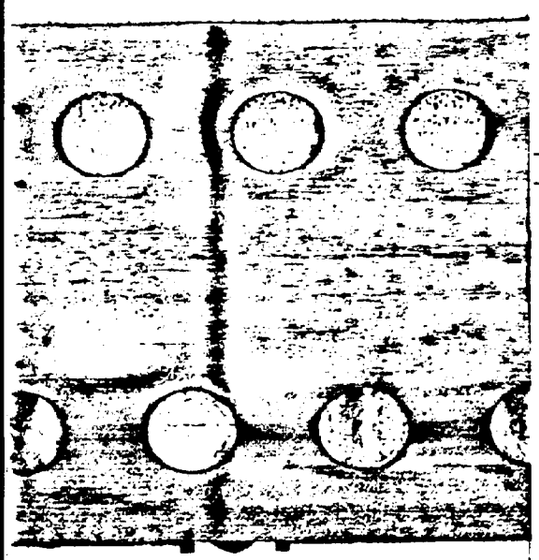
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

2617 12/05 0101 03CHECK 366.05





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 96500.00
CON TX 357.05
PRFEE 1.00
WDEED 8.00
TOTAL 366.05
CHECK 366.05

12/05/96 01 14:26 0001 2617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253183
IDENTIF. ↑ REFERENCE

96 DEC -5 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095269