BOOK 10288 PG 230

24

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 107,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF November, 19 96

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(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
Terry A. Marsh (NAME)	Chase Manhattan Mortgage Corp. (NAME)	MAP 087-05A
5613 Royal Court (ADDRESS)	343 Thornall Street (ADDRESS)	PARCEL 107
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Edison, NJ 08837 (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, Brenda R. Strunk and husband, Richard Strunk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry A. Marsh, married and Michelle Nolfo Marsh, married

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. 135 of Farmingham Woods, Phase III, a Planned Unit Development, of record in Plat Book 7900, Page 554, said Register's Office, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Brenda R. Phelan deed from Phillips Builders, Inc. of record in Book 9333, Page 343, Register's Office for Davidson County, Tennessee. Brenda R. Phelan and Brenda R. Strunk is one and the same person. Richard Strunk herein joins to convey any and all rights and interests he may have if any.
This is the same description as in previous deed of record.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 8238, Page 176 as amended in Book 8351, Page 533, Book 8447, Page 635, Book 9006, Page 409, said Register's Office.
Subject to Charter of record in Book 8245, Page 768, said Register's Office.
Subject to Homeowner Association Quitclaim Deed for open space of record in Book 8245, Page 772 and corrected in Book 8310, Page 341, said Register's Office.
This conveyance is subject to setback lines and recorded easements of record in Book 7900, Page 554, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5613 Royal Court, 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 27th day of November 19 96

Brenda R. Strunk

Richard Strunk

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 Brenda R. Strunk and husband, Richard Strunk

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. Juliet, Tennessee, this 27th day of November 19 96.

Commission expires April 25, 1998

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

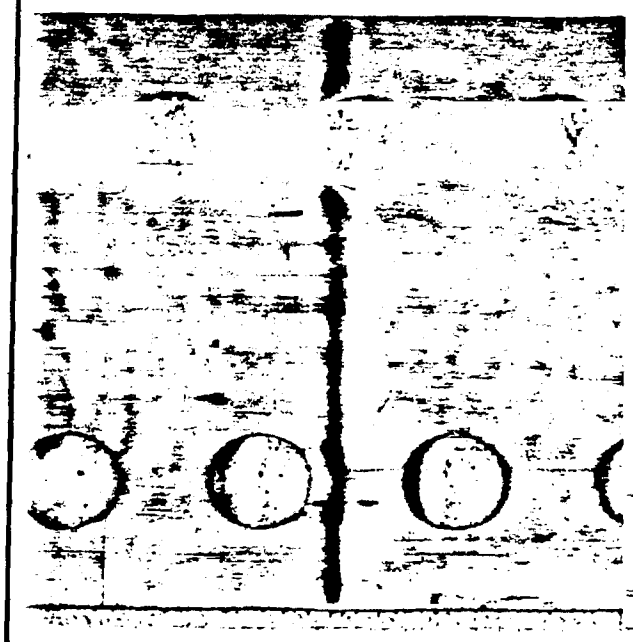
0255115

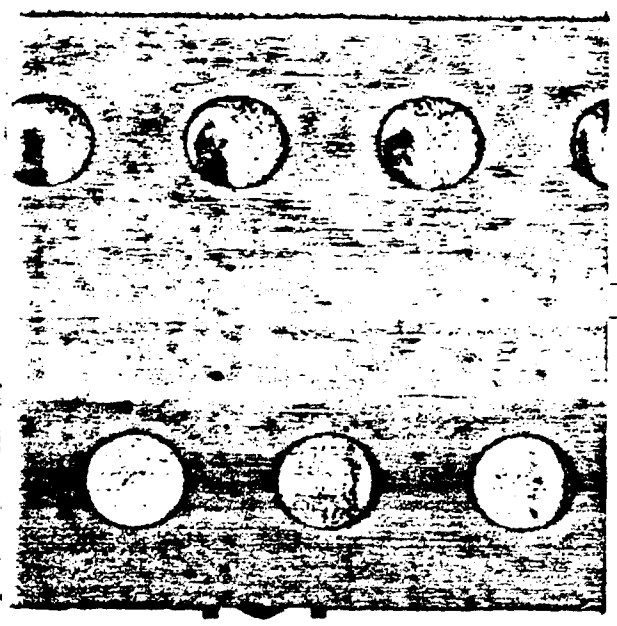
IDENTIF. & REFERENCE

96 DEC 12 AM 9:43

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

4808 12/12 0101 03CHECK 406.75





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

RECEIVED OF _____

FOR _____

BOOK 10288 PG 232

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	
				107500.00
			CON TX	397.75
			PRFEE	1.00
			WDEED	8.00
			TOTAL	406.75
			CHECK	406.75
12/12/96	01	09:48	0001	4808

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255115
IDENTIF. # REFERENCE

96 DEC 12 AM 9:44
REGISTER
DAVIDSON COUNTY, TN.

No. 1097436