DEC-10-1996 09:51 P.02

BOOK 10293 PG 954

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Lee W. Hockaday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

11th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES 11/19/00

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Lee W. Hockaday (NAME)	GMAC Mortgage Corporation (NAME)	18-16-132
325 Moncrief Avenue (STREET ADDRESS OR ROUTE NUMBER)	PO Box 963 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	Horsham PA 19044 (CITY) (STATE) (ZIP)	

FOR AND IN 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, Betty Ruth Briggs and husband, Jonathan Briggs; and Richard Dale West and wife, Patty West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee W. Hockaday, 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

(Continued)

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
Jonathan Briggs joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.
Patty West joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.
Betty Ruth Briggs and Bettye Ruth Akin are one and the same person.

This is ~~unimproved~~(X) improved ( ) property, known as 325 Moncrief Avenue (House Number) (Street) Goodlettsville, TN 37072 (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. Whenever 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 11th day of December, 19 96

Betty Ruth Briggs
Jonathan Briggs
Richard Dale West
Patty West

STATE OF TENNESSEE
COUNTY OF Sumner }

BOOK 10293 PG 955

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betty Ruth Briggs and husband, Jonathan Briggs

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 Hend'ville, Tennessee, this 11th day of December, 19 96

Commission expires 11/19/00

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (be / they) as such _____ and _____, being authorized so to do, executed 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_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

STATE OF TENNESSEE }
COUNTY OF Sumner }

Personally appeared before me, Richard Dale West and wife, Patty West, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of December, 1996.

Commission expires: 11/19/00

Notary Public

TOTAL P.04

Enter legal description (continued)
LAND in Davidson County, Tennessee, being Lot No. 25 and the westerly 15 feet of Lot No. 24, the plan of Moncrief Subdivision of the Allen Mathes Lands at Goodlettsville.

Said Lot No. 25 and part of Lot No. 24 front together 65 feet on the north side of Moncrief Avenue, and run back between parallel lines 244.5 feet on the west line and 247.9 feet on th east line, and show 65 feet on the rear line. (The said property is bounded on the East by t property of Richard Dale West, et ux and on the West by the property of J.W. Baker, et ux.)

BEING the same property conveyed to Richard Dale West and Bettye Ruth Akin (Briggs), by Quitclaim Deed of Record in Book 7830, page 88, Register's Office for Davidson County, Tennessee.

BOOK 10293 PG 956

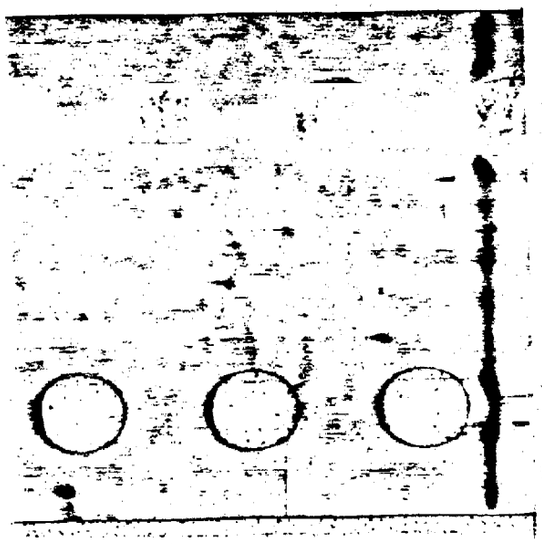
IDENTIF. ↑ REFERENCE

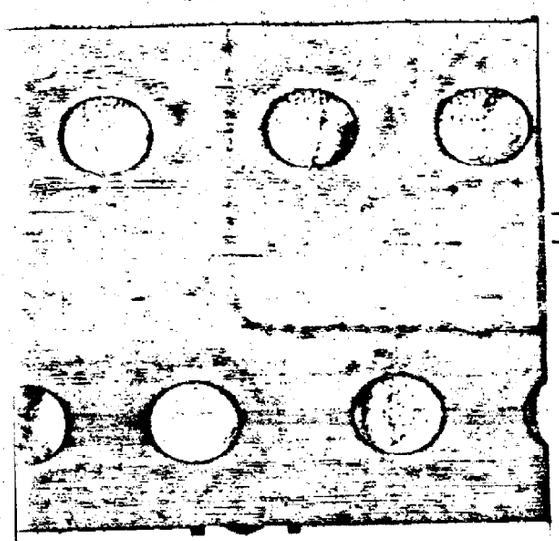
025834

96 DEC 18 AM 10: 15

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6824 12/18 0101 03CHECK 345.63





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

RECEIVED OF _____

FOR _____

BOOK 10293 PG 957

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 89900.00
				CON TX 332.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 345.63
				CHECK 345.63

12/18/96 01 10:15 0001 6824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256834 IDENTIF. ↑ REFERENCE

96 DEC 18 AM 10: 1

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1099423