Return Box 10

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 19 96

Notary Public

MY COMMISSION EXPIRES: 2/9/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Brad N. McGaha	Source One Mortgage	Part of Map 150
3122 Woodymore Drive	27555 Farmington Road	Group 6
Antioch, Tennessee 37013	Farmington Hill, MI 48334-3314	Parcel 139

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, BRENT FOSTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRAD N. McGAHA and wife, LEIGH C. McGAHA

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. 25-A, on the plan of Woodymore Heights, of record in Book 5200, page 645, as amended in Book 8250, page 665, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Brent Foster by deed from Yon H. Burton, unmarried, of record in Book 9949, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Metropolitan-Davidson County taxes for 1997, a lien which is not yet due and payable.

Restrictive covenants contained in instrument of record in Book 6534, page 872; re-recorded in Book 6536, page 329, Register's Office for Davidson County, Tennessee.

All matters of record in Book 8250, page 665, Register's Office for Davidson County, Tennessee.

All matters of record in Book 5200, page 645, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED (X) UNIMPROVED ( ) PROPERTY KNOWN AS:

3122 Woodymore Drive, Antioch, Tennessee 37013
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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(s) this the 23rd day of December, 19 96.

Brent Foster
Brent Foster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10300 PG 983

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Brent Foster, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 23rd day of December, 1996.

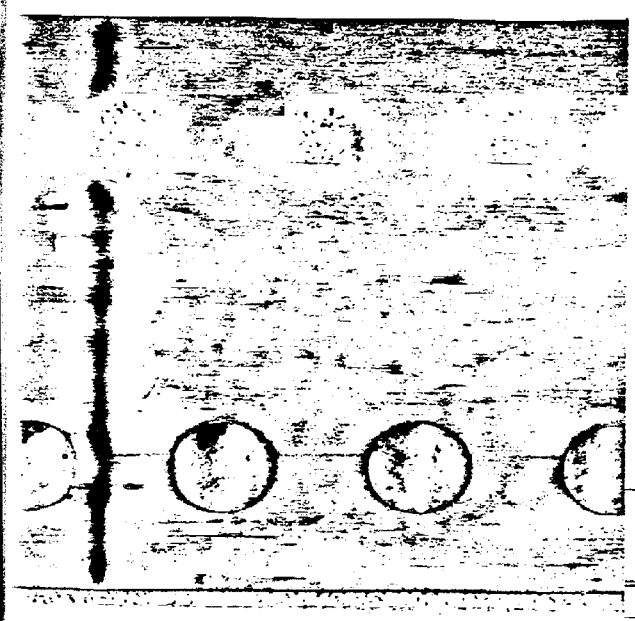
NOTARY PUBLIC

My Commission Expires: 2/9/98

0258944
IDENTIF. & REFERENCE

96 DEC 26 PM 1:56
DAVIDSON COUNTY, TN.

9160 12/26 0101 03CHECK 304.63



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

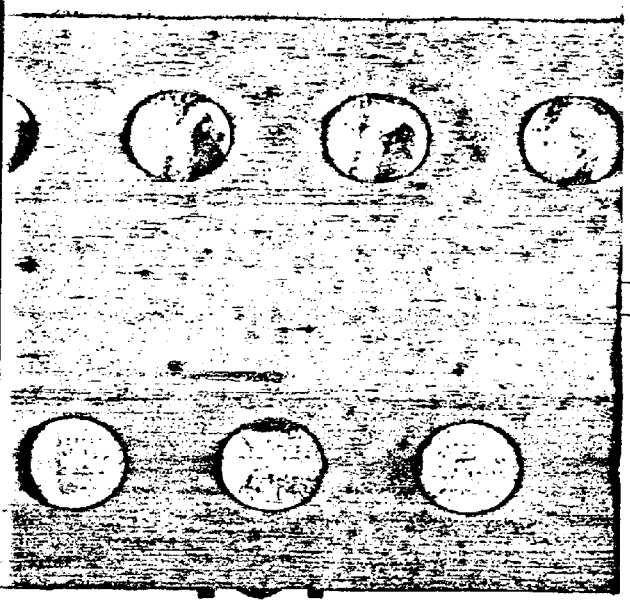
RECEIVED OF _____

FOR _____

BOOK 10300 PG 984

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	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	8.00
TOTAL	304.63
CHECK	304.63

12/26/96 01 13:58 0001 9160

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0258944
IDENTIF. ↑ REFERENCE

96 DEC 26 PM 1:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1101726