Box 17

BOOK 10306 PG 281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: ~~May 24, 1997~~ 11/22/97
(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
James M. Tobin (NAME)	Churchill Mortgage Corporation (NAME)	MAP 150-3
309 Country Court (ADDRESS)	761 Old Hickory Blvd., Suite 203 (ADDRESS)	PARCEL 82
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	2DX03460

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, Jeanne B. Sowards and husband, Ronnie Sowards

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James M. Tobin and wife, Janice H. Tobin

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. 66, on the plan of Section Three, The Country, of record in Plat Book 5200, Page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeanne B. Sowards by deed from Michael W. Colligan and wife, Debra A. Colligan, by deed of record in Book 6931, page 201, said Register's Office.

Ronnie Sowards joins in this conveyance to convey any and all marital rights he may have in and to said property.

This conveyance is subject to Restrictive Covenants of record in Book 5281, Page 813, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 309 Country Court, Antioch, TN 37013
(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 30th day of December 19 96

Jeanne B. Sowards

Jeanne B. Sowards

R. V. Sowards

Ronnie Sowards

Ronnie Sowards and R. V. Sowards are one and the same person.

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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 Jeanne B. Sowards and husband, Ronnie Sowards

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 30th day of December, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared 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.

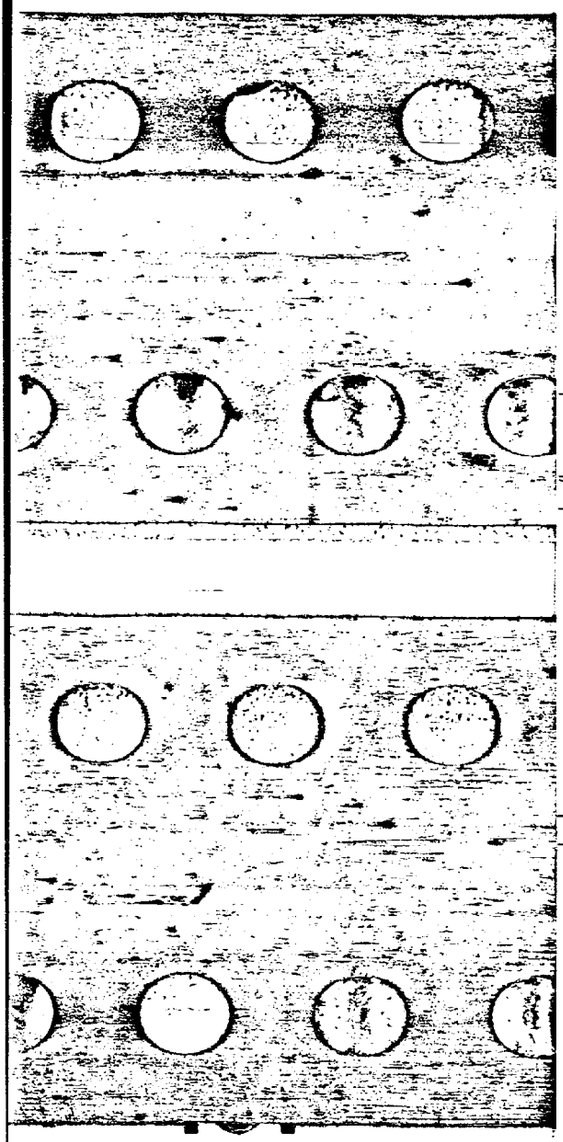
My commission expires

Notary Public

0260379
IDENTIF. ↑ REFERENCE

96 DEC 31 PM 1:44
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

0806 12/31 0101 03CHECK
425.25



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

RECEIVED OF _____

FOR _____

BOOK 10306 PG 283

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 112500.00
				CON TX 416.25
				PRFEE 1.00
				WDEED 8.00
				TOTAL 425.25
				CHECK 425.25
12/31/96	01			13:47 0001 0806

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260379
IDENTIF. # REFERENCE

96 DEC 31 PM 1:44
FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 1103358