BOOK 10311 PG 441

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Michael L. Cole
309 Scotts Creek Place
Hermitage, TN 37076

SEND TAX BILLS TO: Same

WARRANTY DEED

(Map/Parcel No. 75-12-A/39.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, including the assumption by the Grantees of that certain Deed of Trust described herein, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **Patrick S. Stanton and wife, Priscilla S. Stanton,** have bargained and sold and do hereby transfer and convey unto **Michael L. Cole and wife, Rachel G. Cole,** their heirs and assigns, forever, that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 39 of the Plan of Revised Cedar Creek, Phase One, of record in Plat Book 6900, page 848, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Patrick S. Stanton and wife, Priscilla S. Stanton, by deed from Lional Lynn Williams and wife, Jean Theresa Williams, of record in Book 9364, page 590, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

SUBJECT TO a Deed of Trust of record in Book 7956, page 925, Register's Office for Davidson County, Tennessee, dated October 3, 1989 in favor of Statesman Mortgage Company whose interest having since been assigned to Western Mortgage Loan Corporation in the original amount of $77,798.00 which deed of trust the Grantees herein assume and agree to pay. The unpaid principle balance this date being $71,419.61. For other valuable and sufficient consideration now acknowledged, the Grantors do hereby completely and forever relinquish, release, transfer and assign to the Grantees, their heirs, successors and assigns, any and all payments, sums, deposits and credits (including but not limited to deposits for taxes and insurance) heretofore and hereafter made in respect to the loan represented by said Deed of Trust.

This conveyance is made subject to restrictive covenants of record in Book 7213, page 973 and Book 7768, page 236, said Register's Office, all easements and setback lines that are applicable to the above described property, and of record, and all other matters as shown on Plat of record in Book 6900, page 848, said Register's Office and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: 309 Scotts Creek Place, Hermitage, TN 37076

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 3rd day of January, 1997.

PATRICK S. STANTON

PRISCILLA S. STANTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Patrick S. Stanton and wife, Priscilla S. Stanton** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Hermitage, Tennessee, on this the 3rd day of January, 1997.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACSETH NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$104,419.61**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of January, 1997.

NOTARY PUBLIC

My Commission Expires: September 15, 1998

GLENN S. MACSETH NOTARY PUBLIC AT LARGE

026174.2

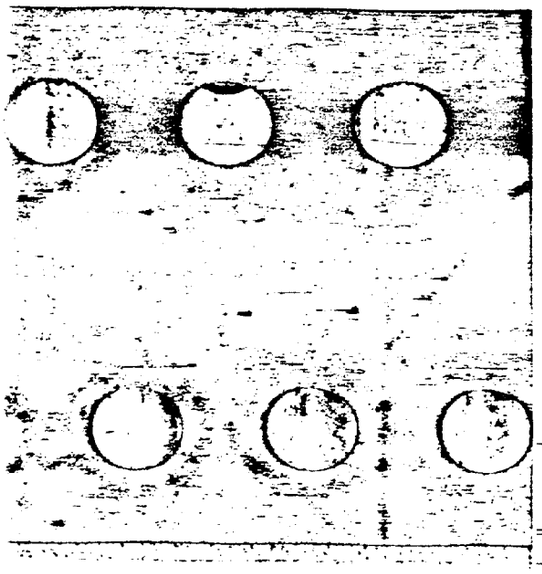
IDENTIFICATION REFERENCE

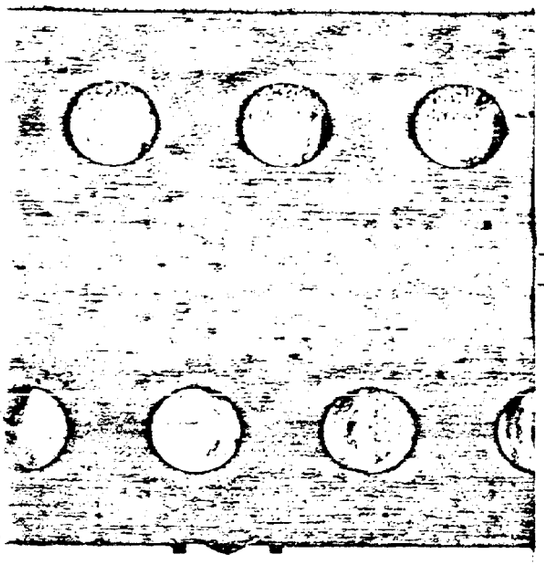
PICK-UP

97 JAN -6 AM 9:37

REGISTER'S OFFICE DAVIDSON COUNTY, TN.

2271 01/06 0101 CHECK 395.36





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	104419.61
			CON TX	386.36
			PRFEE	1.00
			WDEED	8.00
			TOTAL	395.36
			CHECK	395.36
01/06/97	01	10:37	0001	2271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261742
IDENTIFICATION REFERENCE

97 JAN -6 AM 10:37

REGISTER
DAVIDSON COUNTY, TN

No. 1104813