BOOK 10383 PG 737

WARRANTY DEED

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATE OF THE TITLE OF THE PROPERTY CONVEYED HEREIN.

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,556.50

X Michael R. Sawyers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: August 20, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 1404 Hazelwood Drive, Suite 101, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Sawyers	NationsBanc Mortgage Corporation	176-5-A
(NAME)	(NAME)	
601 Birchbrook Court	P.O. Box 35140	137
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Louisville, KY 40201-0353	
(CITY) (STATE) (ZIP)	(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, Holigan Family Investments, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Sawyers, a single person

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. 78 on the Plan of Hickory Woods Section C of record in Plat Book 6900, Page 885-887, Register's Office for said County, to which reference is made for a more complete description.

Being a part of the same property conveyed to Holigan Family Investments, Inc. by deed of record in Book 10366, Page 94, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

02842 10
IDENTIF. & REFERENCE

97 MAR 18 PM 1:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8399 03/18 0101 03CHECK 525.36

unimproved ( )
This is improved (XX) property, known as 601 Birchbrook Court, Antioch, Tennessee 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 my hand this 14th day of March 1997

Holigan Family Investments, Inc.

By: James E. Ruddell

James E. Ruddell, Asst. Vice President

BOOK 10383 PG 738

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared James E. Ruddell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Asst. Vice President and _____ respectively of the Holigan Family Investments, Inc. the within named bargainor, and corporation, and that he as such Asst. Vice President 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 James E. Ruddell as such Asst. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at ~~Nashville~~ LAVERGNE Tenn. on this the 14th day of March 19 97 .

My commission expires August 20, 2000

_____
Notary Public

DCTN01WC

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10383 PG 739

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
139556.50
CON TX 516.36
PRFEE 1.00
WDEED 8.00
TOTAL 525.36
CHECK 525.36

03/18/97 01 13:49 0001 8399

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284210

IDENTIF. A REFERENCE

97 MAR 18 PM 1:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1128743