B603

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10422 PG 726
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 3/3/99
(AFFIX SEAL)

VALERIE D. WRIGHT NOTARY PUBLIC AT LARGE KNOX COUNTY, TENN

VALERIE D.W. KNOX COUNTY, TEN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Freeman (NAME)	Southeastern Mortgage Corporation (NAME)	MAP 149-2
709 Oak Creek Drive (ADDRESS)	115 29th Avenue, South (ADDRESS)	PARCEL 53
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37212 (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, Patrick Dale Sells and wife, Theresa Marie Sells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald W. Freeman and wife, Sharon L. Freeman

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. 102 on the Final Plat of Oakwood Subdivision, Phase One, as of record in Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patrick Dale Sells and wife, Theresa Marie Sells by deed from John C. Smith and wife, Brenda A. Smith of record in Book 9517, page 55, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 7981, page 478, amended in Book 8038, page 838, corrected in Book 8313, page 17 and Book 9237, page 1 and further amended by instruments in Book 9781, page 987 and Book 9781, Page 991, Register's Office for Davidson County, TN.

By-laws of record in Book 7981, page 519, said Register's Office.

CONTINUED

This is improved (X) unimproved ( ) property, known as 709 Oak Creek Drive, 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 16th day of April 19 97

Patrick Dale Sells

Theresa Marie Sells

BOOK 10422 PG 727

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patrick Dale Sells and wife, Theresa Marie Sells

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 Franklin, Tennessee, this 16th day of April, 97

Commission expires 8-24-97

Notary Public

LOUIS J. UHTENWOLDT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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 _____ 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

LEGAL DESCRIPTION CONTINUED:

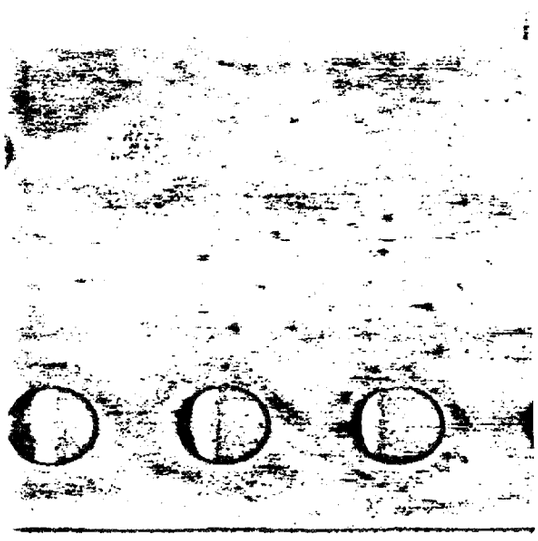
Plan of record in Book 6900, page 935, said Register's Office shows an Owner's Certificate, certain notes, easements and setback lines.

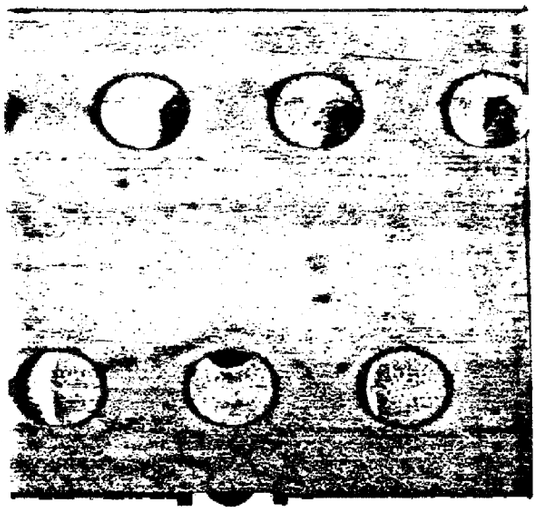
An easement for sewer of record in Book 6298, page 582, said Register's Office.

1404 04/21 0101 03CHECK 465.21

0296148
IDENTIFICATION REFERENCE

97 APR 21 AM 9:19
FELIX A. NILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10422 PG 728

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	123300.00
			CON TX	456.21
			PRFEE	1.00
			WDEED	8.00
			TOTAL	465.21
			CHECK	465.21
04/21/97	01		09:52 0001	1404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296148
IDENTIF. & REFERENCE

97 APR 21 AM 9:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1141543