FORM NO. WD-1

BOOK 10467 PG 397

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$76,000.00 James F. Purcell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1997.

Notary Public

MY COMMISSION EXPIRES 03/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLYDE PAUL HOLLAND, ATTORNEY, 2628 Old Lebanon Road, Nashville, TN 37214-2422
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES F. PURCELL, et ux (NAME)	GMAC Mortgage Corporation (NAME)	MAP 84-11
2235 Modena Ct. (STREET ADDRESS OR ROUTE NUMBER)	3451 Hammond Avenue (STREET ADDRESS)	PARCEL 14
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	P.O. Box 780 Waterloo, Iowa 50704-0780 (CITY) (STATE) (ZIP)	

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, CLOYD C. COX and wife, TINA S. COX

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. PURCELL and wife, FRANCES B. PURCELL

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. 81 on the Map of Maplecrest as of record in Book 1835, Pages 27 and 28, Register's Office for said County, and described as follows:

BEGINNING at a point in the southwesterly margin of Modena Court at the corner of Lot Nos. 81 and 82, thence with the line between said lots southwesterly 198 feet to a point in the line of Lot 75; thence with the line between Lots 75 and 81, southeasterly 12 feet to a point at a corner of Lot 76, and continuing with the line between Lots 76 and 81, southeasterly 88 feet to a corner of Lot 77, thence with the line between Lots 77 and 81, southeasterly 140 feet to the corner of Lot 79; thence with the line between 79, 80 and 81, northeasterly 173.4 feet to the southwesterly margin of Modena Court; thence with the margin of the same, northwesterly 72.16 feet to a concrete monument and continuing with the margin of said Court around a slight curve westerly 17.91 feet to another monument and continuing with the margin of said Court, northwesterly around a slight curve 33.1 feet to the beginning.

BEING the same property conveyed to CLOYD C. COX and wife, TINA S. COX by deed from TAYLOR H. HENRY, JR., of record in Book 7966, Page 417, said Register's Office.

5326 05/27 0101 03CHECK 290.20

unimproved ( )
This is improved (X) property, known as 2235 Modena Court, Nashville, TN 37214
(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 23rd day of May, 1997

Cloyd C. Cox
CLOYD C. COX

Tina S. Cox
TINA S. COX

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CLOYD C. COX and wife, TINA S. COX,

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 23rd day of May, 19 97.

Notary Public

Commission Expires 03/24/01

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

CLOYD C. COX and wife,

TINA S. COX

TO

JAMES F. PURCELL and wife,

FRANCES B. PURCELL

After recording, please mail to:

Clyde Paul Holland, Attorney
2628 Old Lebanon Road
Nashville, TN 37214-2422

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

0308845
IDENTIF. ↑ REFERENCE

97 MAY 27 PM 2:02

WILLIAM R. HILLSMAN REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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	~~76000.00~~
			CON TX	281.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	290.20
			CHECK	290.20
05/27/97	01		14:02 0001	5326

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308845 IDENTIF. # REFERENCE

97 MAY 27 PM 2:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 115[illegible]3