4 96390

BOOK 10496 PG 284

Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Juanita Haley
Affiant

Subscribed and sworn to before me, this 13 day of June, 1997.

Notary Public
My commission expires 5/8/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Juanita Haley	Ameriquest Mtg. Co.	084-11-250.00
2314 Maplecrest Ave.	1100 Town & Country Rd.	
Nashville, TN 37214	Suite 200	
	Orange, CA 92868	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Robert A. Mallory, Jr., a married person, hereinafter called the Grantor(s), have bargained and sold, and do hereby transfer and convey unto Juanita Haley, an unmarried person, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2 on the Re-subdivision of Lot No. 260 of a Subdivision of C. R. Quaries Lands Maplecrest, as of record in Plat Book 6200, page 493, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert A. Mallory, Jr., a married person, by deed from Mike Roelofsz, of record in Book 9635, page 658, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 1997 taxes which are current due and payable and subsequent years, which are not yet due and payable. 2) Any easements, restrictions or other matters of public record.

This property is improved property known as 2314 Maplecrest Avenue, Nashville, Tennessee 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 13th day of June, 1997.

Robert A. Mallory, Jr.

Peggy Mallory
Who joins in this conveyance for the sole purpose of conveying any marital interest she may have.

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 Robert A. Mallory, Jr. and wife, Peggy Mallory, 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 Brentwood, Tennessee, this 13th day of June, 1997.

Notary Public

My Commission expires: 5/8/99



0317103
IDENTIF. & REFERENCE
97 JUN 18 AM 10:21
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.
MAIL ENV.
4498 06/18 0101 03CHECK 360.50

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	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
TOTAL	360.50
CHECK	360.50

06/18/97 01 10:21 0001 4398

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0317103 IDENTIF. ↑ REFERENCE

97 JUN 18 AM 10:21

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1164271