Boy 3

After Recording Return To:
Title Connection Inc.
155 Franklin Road, Suite 150
Brentwood, TN 37027

BOOK 10560 PG 213

--------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION--------

WARRANTY DEED

3997 08/06 0101 03CHECK 366.05

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **BRYAN SCOTT DRAUGHON and wife, STEPHANIE K. DRAUGHON** , (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto, **TAMMY GOETZ, unmarried** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being Lot 76, Section II (Revised), Peppertree Forest, as recorded in Book 8250, page 118, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bryan Scott Draughon and wife Stephanie K. Draughon by deed from Jerry D. Butler and wife Georgia Butler, dated January 14, 1994, recorded January 18, 1994, of record in Book 9222, page 53, Register's Office for Davidson County, Tennessee.

This instrument is executed by W. David Draughon on behalf of Bryan Scott Draughon pursuant to Power of Attorney of record in Book 10560, page 211, Register's Office for Davidson County, Tennessee.

This instrument is executed by W. David Draughon on behalf of Stephanie K. Draughon pursuant to Power of Attorney of record in Book 10560 page 212, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on plan of record in Plat Book 8250, page 509, to restrictive covenants of record in Book 8678, page 509, both in the Register's Office for Davidson County, Tennessee, and to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 31 day of July, 1997.

Bryan Scott Draughon by W. David Draughon attorney in fact
Bryan Scott Draughon

Stephanie K. Draughon by W. David Draughon attorney in fact
Stephanie K. Draughon

97 AUG -6 PM 1:55
FELIX Z. McCONNELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0334933

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. David Draughon, to me personally known (or proved to me on the basis of satisfactory evidence)to be the person who executed the foregoing instrument on behalf of Bryan Scott Draughon and Stephanie K. Draughon, and who acknowledged the execution of same to be the free act and deed of the said Bryan Scott Draughon and Stephanie K. Draughon.

Witness my hand and official seal this 31 day of July, 1997.

Melissa McBroom
Notary Public
My Commission Expires: 01/22/99

MELISSA McBROOM
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY TENNESSEE
My Commission Expires 1-22-99

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $ 96,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Michelle Petty
Affiant

Subscribed and sworn to before me this 31 day of July, 1997.

Mary Frances Rudy
Notary Public
My Commission Expires: 5-23-98

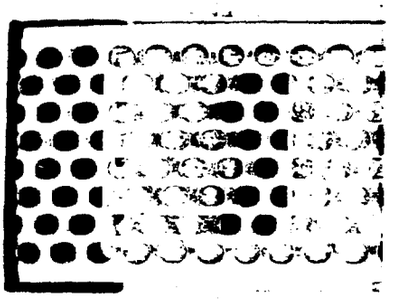
MARY FRANCES RUDY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENNESSEE

MAP AND PARCEL NUMBERS: Map 165-14 Parcel 86

ADDRESS NEW OWNER:
Tammy Goetz, unmarried
1413 Chutney Court
Antioch, TN 37013

SEND TAX BILLS TO:
Churchill Mortgage Corporation
761 Old Hickory Boulevard # 301
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Residential Title & Escrow Corp.
5150-C Murfreesboro Road
LaVergne, Tennessee 37086
File # 97070511



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

RECEIVED OF _____

FOR _____

BOOK 10560 PG 215

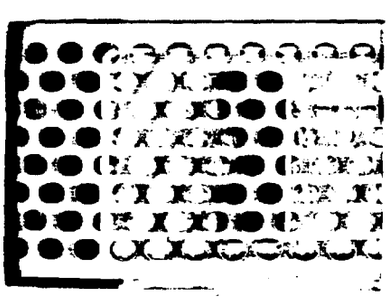
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 96500.00
CON TX 357.05
PRFEE 1.00
WDEED 0.00
TOTAL 366.05
CHECK 366.05

08/06/97 01 13:59 0001 3997

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0334933
IDENTIF. & REFERENCE

97 AUG -6 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1183599