THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $74,000.00. Frankie B Eubank **Affiant** Subscribed and sworn to before me, this 24th day of September, 1997. Notary Public My Commission Expires: 4/27/99

Address New Owner As Follows: Frankie B. Eubank 216 Thistle Lane Hermitage, TN 37076	Send Tax Bills To: First Republic Mortgage Corp. 3212 West End Ave. Nashville, TN 37203	Map-Parcel Number: 086-14-0-A-216.00CO 4D 91689

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TRACY L. FAHLGREN, NOW MCCORMICK AND HUSBAND, STEVE MCCORMICK,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **FRANKIE B. EUBANK,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 216 (formerly shown as Unit on prior conveyances) on the Plan of Hermitage Meadows, Stage Three, of record in Book 6250, page 300, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tracy L. Fahlgren by deed from Peter J. Osborne, Jr. and Angela D. Edmonds, of record in Book 9387, page 870, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions and Restrictions as set out in instrument of record in Book 6034, page 365, Register's Office for Davidson County, Tennessee, and Amendment to By-Laws of record in Book 7660, page 612, Register's Office for said County.

3. Matters shown on the Plan of record in Book 6250, page 300, Register's Office for said County.

4. Easement for installing and repairing sewer and water mains of record in Book 6716, page 815, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as 216 Thistle Lane, Hermitage, TN 37076.

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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of September, 1997.

Tracy L. Fahlgren McCormick

Steve McCormick

FELICIA WILSON REGISTER
DAVIDSON COUNTY, TN.
97 SEP 29 PM 12:07

IDENTIF. & REFERENCE
03531168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRACY L. FAHLGREN MCCORMICK,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 1997.

Notary Public

My Commission Expires: 11/27/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

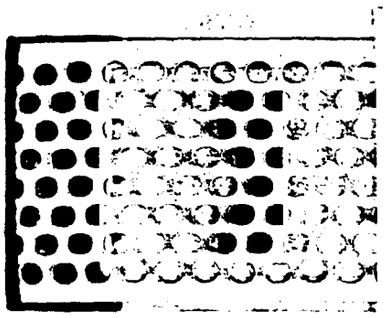
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVE MCCORMICK,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 1997.

Notary Public

My Commission Expires: 11/27/99

3609 09/29/1997 01:03:03PM CHECK
282.00



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

RECEIVED OF _____

FOR _____

BOOK 10624 PG 489

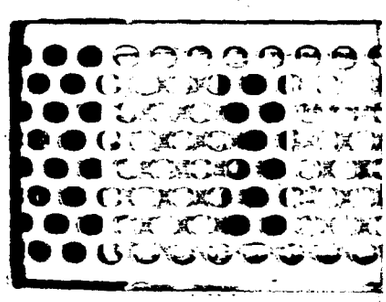
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	74000.00
CDN TX	273.80
PRFEE	1.00
WDEED	8.00
TOTAL	282.80
CHECK	282.80

09/29/97 01 12:09 0001 3609

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0353168
IDENTIF. ↑ REFERENCE

97 SEP 29 PM 12:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1202977