BOOK 10643 PG 682

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 19 97

Notary Public: NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES: 4/30/98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

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

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Mikita (NAME)	Norwest Mortgage, Inc. (NAME)	MAP 134-9
3425 Bruner Court (ADDRESS)	8560 Kingston Pike Suite 102-A (ADDRESS)	PARCEL 135
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Knoxville, Tennessee 37919 (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, Tammy Jean Bennett and wife, Eddie G. Sanders

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Mikita and wife, Rhoda H. Mikita

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. 120, Phase Two, Section One on the Plan of Woodland Hills of record in Plat Book 7900, page 408, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tammy Jean Bennett and Eddie G. Sanders, both unmarried, by deed from Fox Ridge Homes, Inc., of recor din Book 9139, page 696, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Any and all existing easements and restrictions of record.

Restrictive covenants contained in an instrument of record in Book 7632, page 947, Book 9055, page 943, Register's Office for Davidson County, Tennessee.

Plan of record in Book 7900, page 408, said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1998 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 3425 Bruner Court, Nashville, Tennessee 37211
(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 6th day of October, 19 97

Tammy Jean Bennett

Tammy Jean Bennett

Eddie G. Sanders

BOOK 10643 PG 683

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 Tammy Jean Bennett and wife, Eddie G. Sanders

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 6th day of October 19 97

Commission expires 11/30/97

Notary Public

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

MAIL ENV.

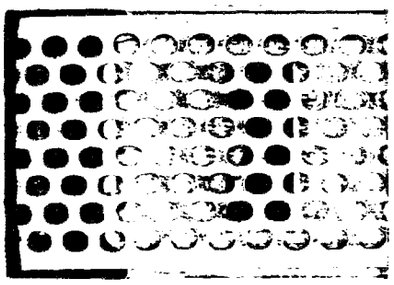
0358402

IDENTIFICATION REFERENCE

97 OCT 13 PM 12:40

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9211 10/13 0101 03CHECK 449.30



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

RECEIVED OF _____

FOR _____

BOOK 10643 PG 684

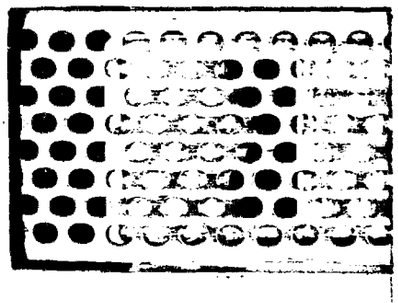
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	119000.00
CON TX	440.30
PRFEE	1.00
WDEED	8.00
TOTAL	449.30
CHECK	449.30

10/13/97 01 12:38 0001 9211

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0358402
IDENTIF. # REFERENCE

97 OCT 13 PM 12:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1208526