BOOK 10837 PG 512

33

STATE OF TENNESSEE 7601-M
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,500.00

Jonathan A. Cornelius
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 98.

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.
MY COMMISSION EXPIRES: 1/20/99

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan A. Cornelius	Mortgage Resources, Inc.	128-10-197
(NAME)	(NAME)	
255 Colt Drive	404 BNA Drive, Suite 400	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37221	Nashville, Tennessee 37217	
(CITY) (STATE) (P.O. ZIP)	(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, L. Juanita Walker Retchless, married

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan A. Cornelius, unmarried

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. 4-A on the Zone Lot Division of Lots 3 & 4, Section 5-B, Stacy Square, as of record in Plat Book 5210, page 236, as amended in Plat Book 6250, page 234, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to L. Juanita Walker (now Retchless), by deed from Jennifer E. Kiper and husband, Mark Kiper, filed of record in Book 9936, page 523, Register's Office for Davidson County, Tennessee.

L. Juanita Walker and L. Juanita Walker Retchless being one and the same person.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

Michael J. Retchless, spouse of L. Juanita Walker Retchless, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

This is improved property known as 255 Colt Drive, Nashville, TN 37221

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 her hand this 27th day of February, 19 98.

L. Juanita Walker Retchless
L. Juanita Walker Retchless

Michael J. Retchless
Michael J. Retchless

7601-M

STATE OF TENNESSEE
COUNTY OF Davidson

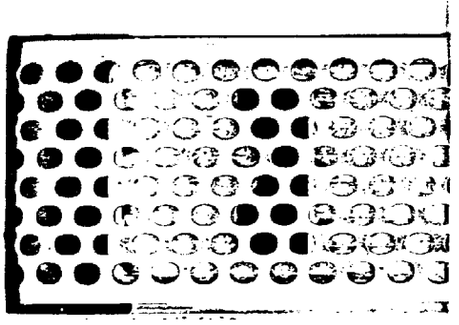
Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named L. Juanita Walker Retchless, ~~married~~ and Michael J. Retchless the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 27th day of February, 1998.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

04112083
IDENTIF. # REFERENCE
98 MAR 13 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5681 03/13 0101 03CHECK 295.75



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

RECEIVED OF _____

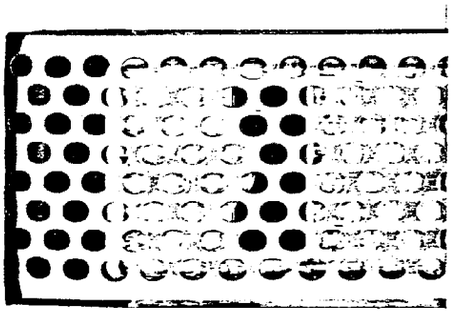
FOR _____ BOOK 10837 PG 514

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	77500.00
CON TX	286.75
PRFEE	1.00
WDEED	8.00
TOTAL	295.75
CHECK	295.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 5681



04112083
IDENTIF. ↑ REFERENCE

98 MAR 13 PM 2:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1266055