FILE BOX 45

WARRANTY DEED

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ HIDALGO
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 20 00

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NELLIE MIRELEZ
Notary Public,
State of Texas My
Comm. Exp. 5-06-2000

Instr:200002020010746 Page: 1 OF 2
REC'D FOR REC 02/02/2000 9:45:14AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $688.20

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Eldon Middleton (NAME)	Regions Mortgage, Inc. (NAME)	MAP #86-4-0-B
305 Overridge Cv (ADDRESS)	605 South Perry Street (ADDRESS)	PARCEL #55.00CO
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Montgomery, AL 36104 (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, Arthur Orgeron and wife, Daphne Orgeron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Eldon Middleton and wife, Angela W. Middleton

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:

BEING Lot No. 106, on the Plan of Sunset Oaks, First Revision, Section 2, of record in Plat Book 7900, Page 942, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Arthur Orgeron, married and Daphne Orgeron, his wife, by deed from Lewis C. Tatham, III and wife, Julie Tatham, of record in Book 10501, Page 914, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Plat Book 7900, Page 600; Book 9082, Page 567 and Book 9082, Page 859, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 305 Overridge Cv, Hermitage, TN 37076
(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 31st day of January, 20 00

Arthur Orgeron

Daphne Orgeron

STATE OF Mississippi
COUNTY OF Hinds

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur Orgeron and wife, Daphne Orgeron

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 ~~Nashville~~ Raymond, Mississippi, ~~Tennessee~~, this 31st day of January 20 00

Commission expires 2-15-2000

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 (or proved to me on the basis of satisfactory evidence) 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 _____ 20_____.

My commission expires _____

Notary Public