FILE BOX 38 FILE #6700

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7520 PAGE 418

5921 04/19 0101 03CHECK 238.90

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
KEVIN V. JANIGA	BILTMORE MORTGAGE COMPANY	MAP 128-14
(NAME)	(NAME)	
346 Cross Timbers Drive	P.O. Box 20127	PARCEL 89
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Raleigh, North Carolina 27619	FB #9D4977
(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, TRAVELERS MORTGAGE SERVICES, INC., THROUGH THE TRAVELERS RELOCATION COMPANY DIVISION, a New Jersey Corporation.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEVIN V. JANIGA and THOMAS C. FUSSELL, both unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 167 on the Plan of Section Two Harpeth Park, as of record in Plat Book 3700, page 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Travelers Mortgage Services, Inc., through the Travelers Relocation Company Division, a New Jersey Corporation, by deed from H. R. Harley, Jr., unmarried, of record in Book 7520, page 414, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 3990, page 68; and (3) All matters appearing on the Plan of record in Plat Book 3700, page 58, said Register's Office.

THE WARRANTIES OF THE GRANTOR ARE LIMITED TO ALL PERSONS OWNING, HOLDING OR CLAIMING BY, THROUGH OR UNDER THE GRANTOR.

22622

IDENTIFICATION REFERENCE

APR 19 10 17 AM '88

FELIX Z. WILKINS REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 346 Cross Timbers Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 12th day of April, 19 88

TRAVELERS MORTGAGE SERVICES, INC.
THROUGH THE TRAVELERS RELOCATION COMPANY DIVISION
BY:

Eunice Guldbeck
EUNICE GULDBECK, Asst. Vice President

Dawn Griffin
DAWN GRIFFIN, Asst. Secretary

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7520 PAGE 419

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EUNICE GUDBECK, Asst, Vice President and DAWN GRIFFIN, Asst. Secretary

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are ~~is~~ the Asst. Vice President and Asst. Secretary of Travelers Mortgage Services, Inc. through The Travelers Relocation Company Division the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 12th day of April, 1988.

My commission expires 9/20/90 Notary Public LILLIE B. TONEY

LILLIE B. TONEY NOTARY PUBLIC COOK COUNTY ILLINOIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

Kevin V. Janiga
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 1988.

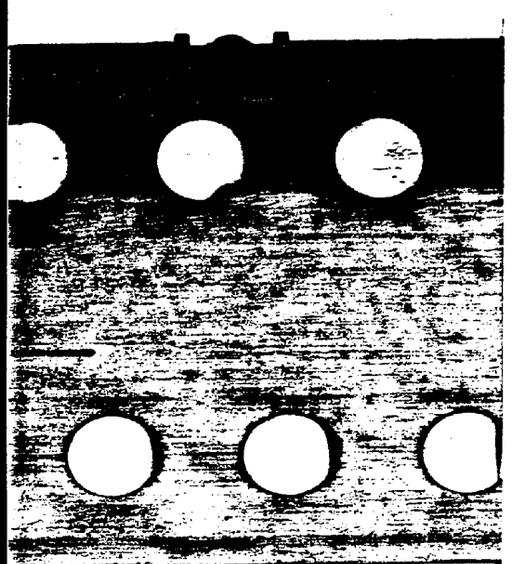
MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL) _____ Notary Public

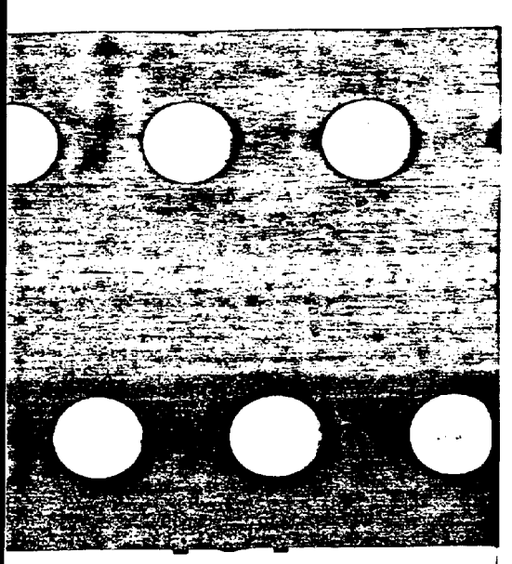
WARRANTY DEED

FROM TRAVELERS MORTGAGE SERVICES, INC.

TO KEVIN V. JANIGA and THOMAS C. FUSSELL, both unmarried

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7520 PAGE 420

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	83000.00
CON TX	232.40
BASIC	0.50
MDEED	6.00
TOTAL	238.90
CHECK	238.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22622

IDENTIFICATION REFERENCE

APR 19 10 17 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

04/19/88 01 10:19 0001 5921

No. 82047