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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23.00

xSusan B Marshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 19 91

Notary Public

MY COMMISSION EXPIRES: October 1, 1994
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

THIS INSTRUMENT WAS PREPARED BY

Gary B. Fisher, Attorney,, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
James A. Marshall (NAME)	BayBoston Mortgage Corporation (NAME)	170-10-0
800 Roundwood Forest Court (STREET ADDRESS OR ROUTE NUMBER)	7301 Baymeadows Way (STREET ADDRESS)	135.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Jacksonville, FL 32256 (CITY) (STATE) (ZIP)	02DX 05677

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, Jeffrey T. Hudgens and wife, Vicky A. Hudgens

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Marshall and wife, Susan B. Marshall

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. 13 on the Plan of Roundwood Forest, Section Two, of record in Plat Book 6250, Page 548, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jeffrey T. Hudgens and wife, Vicky A. Hudgens by deed of record in Book 7546, Page 272, Register's Office for Davidson County, Tennessee.

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

8 3 3 1 6

IDENTIF. REFERENCE

FEB 15 2 46 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

THIS DOCUMENT

This is improved (X) unimproved ( ) property, known as 800 Roundwood Forest Court, Antioch, TN 37013
(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 12th day of February, 19 91

Jeffrey T. Hudgens

Vicky A. Hudgens

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey T. Hudgens and wife, Vicky A. Hudgens

the bargainors, 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 Antioch, Tennessee, this 21st day of February, 19 91.

Jan Stephens
Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____
Notary Public

Commission Expires _____

WARRANTY DEED

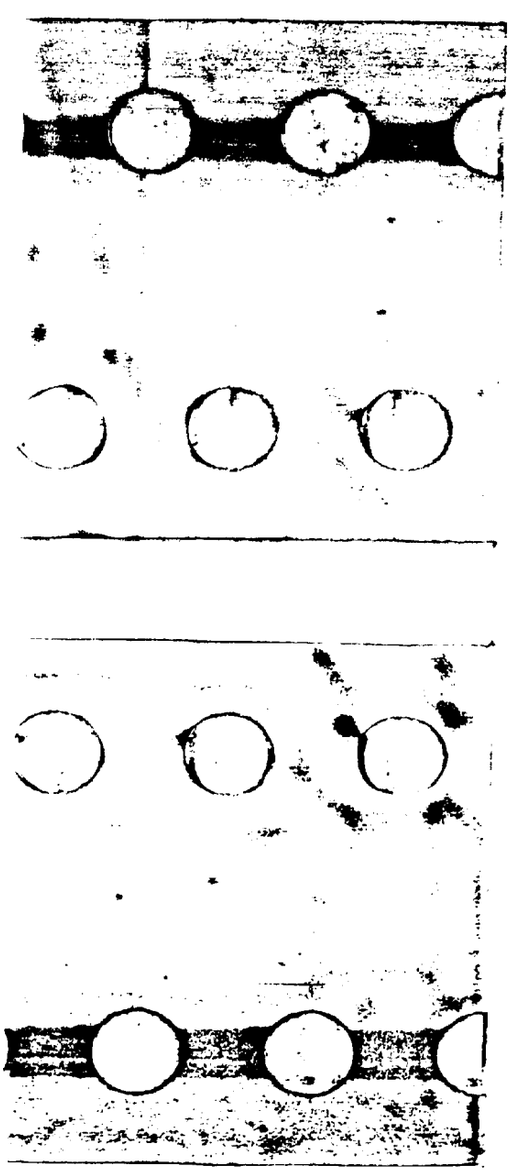
FROM
Jeffrey T. Hudgens and wife, Vicky A. Hudgens

TO
James A. Marshall and wife, Susan B. Marshall

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

7384 02/25 0101 03CHECK 280.00

Box 1



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 83000.00
				CON TX 273.90
				PRFEE 1.00
				TDEED 6.00
				ERR CO
				TDEED 6.00-
				MDEED 6.00
				TOTAL 280.90
				CHECK 280.90
			02/15/91	01 14:43 0001 7384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93316

IDENTIF. REFERENCE

FEB 15 2 46 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 397679