FILE NO. 28517 FILE BOX "7"

FORM NO. WD-1

BOOK 8305 PAGE 25

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,125.25

Affiant: x John Freeman

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MARCH, 19 91

Notary Public

MY COMMISSION EXPIRES: 11-21-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN FREEMAN et al (NAME)	SOUTHERN FEDERAL BANK (NAME)	120-1-86
1205 Kermit Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 4207 (STREET ADDRESS)	2DA 57110
Nashville, TN. 37217 (CITY) (STATE) (PO ZIP)	Gulfport, Mississippi 39502-4207 (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, I, SHERRY T. RODERICK, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN FREEMAN and BARBARA SHOEMAKE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, & NOT

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. 245 on the Map of Miro Meadows, of record in Book 1424, pages 94 and 95, Register's Office for said County.

SAID Lot No. 245 fronts 100 feet on the southerly side of Kermit Drive as measured around a curve and runs back between lines 172.4 feet on the westerly line and 174.6 feet on the easterly line to a dead line in the rear, which is a broken line on which it measures 33.4 feet.

BEING the same property conveyed to Sherry T. Roderick, unmarried, by deed from Ann M. Ananicz, now Francis, and husband, Kenneth E. Francis, of record in Book 7961, Page 823, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to PARK AVENUE MORTGAGE COMPANY, of record in Book 7961, Page 826, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. SAID LOAN IS NOW WITH SOUTHERN FEDERAL BANK, AND RE-RECORDED IN BOOK 7962, PAGE 666, SAID REGISTER'S OFFICE.

This is (unimproved ( ) improved (XX) property, known as 1205 Kermit Drive, Nashville, Tennessee 37217
(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 my hand this 4th day of March, 19 91

Sherry T. Roderick by Glen L. Mazer Atty in fact
SHERRY T. RODERICK

STATE OF TENNESSEE
Davidson County

BOOK 8305 PAGE 26

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

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

_____Notary Public

Commission Expires_____

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

TO

IDENTIF. T... RENCE

MAR 6 2 ... '91

... COUNTY TN.

1512 03/06 0101 03CHECK 235.03

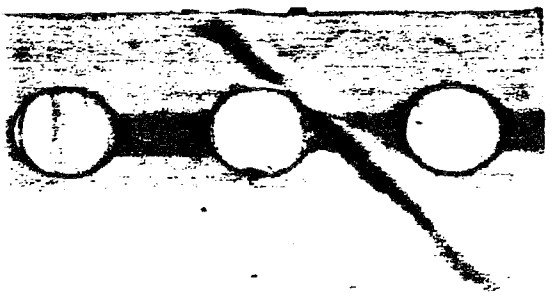
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

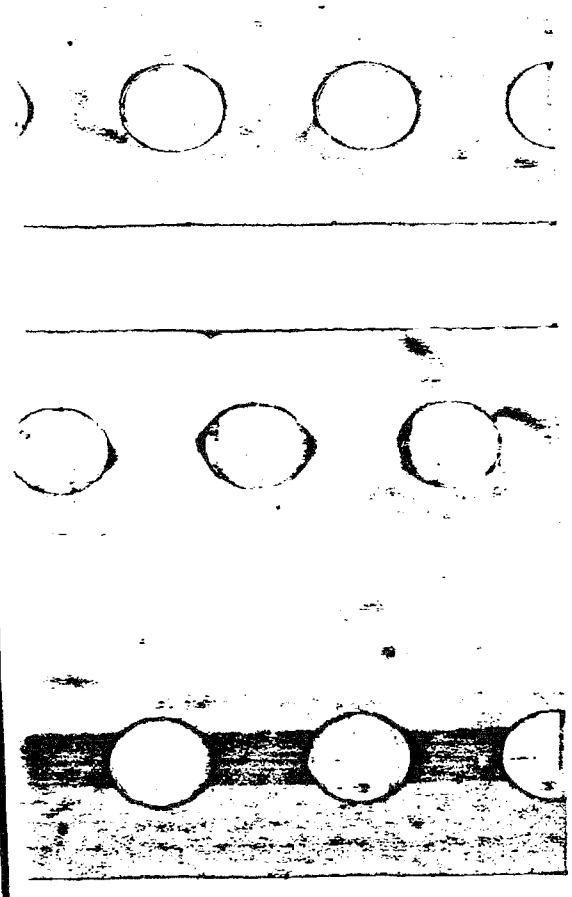
On this the 4th day of March, 1991, before me personally appeared ALAN D. MAZER, to be known to be the person who executed the foregoing instrument in behalf of SHERRY T. RODERICK as her attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said SHERRY T. RODERICK, as though she personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 4th day of March, 1991.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 11-21-92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8305 PAGE 27

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	69125.25
CON TX	228.03
PRFEE	1.00
WDEED	6.00
TOTAL	235.03
CHECK	235.03

03/06/91 01 14:13 0001 1512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97389

IDENTIF. REFERENCE

MAR 6 2 12 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY T.N.

No. 402333