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PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (blw) (Title No: 31593)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 118,000.00

Affiant

Sworn and subscribed before me this 24th day of February, 1992.

Notary Public

My Comm. Expires: Sept 16, 1995

ADDRESS NEW OWNER:
Leigh Anne Baker Wilson
1014 Draughon Avenue
Nashville, TN 37215

RESPONSIBLE FOR PAYMENT OF TAXES:
Source One Mortgage Services Corporation
27555 Farmington Road
Farmington Hills, MI 48334

MAP-PARCEL NUMBERS
118-9-78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Hewitt Culver, a single person,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Leigh Anne Baker Wilson, a single person,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 45 on the Map of Leonte Subdivision not of record, and described according to a survey made by W. B. Southgate, December 1936, and March 1938, as follows:

Beginning at a point in the northerly margin of Draughon Avenue 320 feet west of the westerly margin of Lealand Avenue, formerly 10th Avenue, South, at the corner of Lots Nos. 44 and 45, thence with the line between said lots northerly 185 feet 6 inches, to a point; thence with the line between lots 38 and 45, westerly 100 feet to a point at the corner of Lot 45 and 46; thence with the line between said lots, southerly 187 feet 6 inches to the north margin of Draughon Avenue; thence wit the margin of the same, easterly 100 feet to the beginning.

Being the same property conveyed to Craig M. Culver and wife, Donna H. Culver, by deed from Eugene C. Johns and wife, Helen R. Johns of record in book 5488, page 164, said Register's Office. Craig M. Culver and Donna H. Culver have since been divorced. Craig M. Culver has conveyed all his interest in subject property to Donna Hewitt Culver by Quitclaim deed of record in Book 8096, page 830, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

8 6 7 4 8
IDENTIF. REFERENCE
FEB 25 11 59 AM '92
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

4125 02/25 0101 03CHECK 443.60

This is improved property, known as: 1014 Draughon Avenue, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of February, 1992.

Donna Hewitt Culver

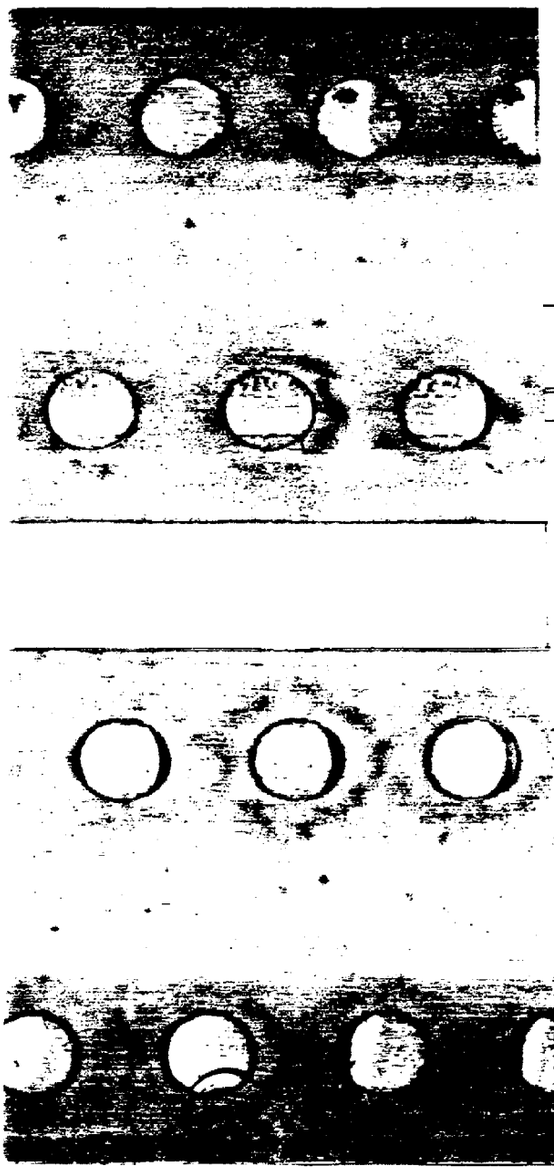
State of Tennessee
County of Davidson

On this 24th day of February, 1992, before me the undersigned authority, personally appeared Donna Hewitt Culver, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Sept 16, 1995

Notary Public

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



RECEIVED OF _____

FOR _____

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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 118000.00
CON TX 436.60
PRFEE 1.00
WDEED 6.00
TOTAL 443.60
CHECK 443.60

02/25/92 01 12100 0001 4125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86748

IDENTIF. REFERENCE

FEB 25 11 59 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 504654