FILE NO. 29950 FILE BOX "7"

FORM NO. WD-1

BOOK 8606 PAGE 181

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,403.09

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 19 92

Notary Public

MY COMMISSION EXPIRES: 1-23-95
(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
JEROME BALDASSARI et al	BOWEST - NYG	103-8-78
(NAME)	(NAME)	
125 43rd Avenue, North	P. O. Box 85101	25W 8670
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209	San Diego, California 92186-5101	
(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, WE, PAT L. SELLERS and wife, KATHY P. SELLERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEROME BALDASSARI and L. SINCLAIR DICKEY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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. 10 on the map of C. H. Tritschler's Subdivision of Lots 347 and 348 and part of 349, West Lawn Subdivision, as of record in Book 843, page 51, Register's Office for Davidson County, Tennessee.

BEGINNING at a metal pin, 290.00 feet from the margin of West Lawn Drive, South 83 degrees, 44' West, to an iron pin, South 85 degrees, 41' 46" West, 62.21 feet to an iron pin in the East line of 44th Avenue, North, thence North with said line 50 feet, thence East 175.00 feet, to a point in the West margin of 43rd Avenue, North, thence with said margin South 50 feet, to the point of beginning.

BEING the same property conveyed to Pat L. Sellers and wife, Kathy P. Sellers by deed from David Wayne Nickens and wife, Debra Lynn Nickens of record in Book 7576, page 224, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND BUILDING SETBACK LINES OF RECORD.

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 PROVIDENT MORTGAGE CORPORATION, of record in Book 7576, page 227, 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 BOWEST-NYG.

This is (unimproved / improved) X property, known as 125 43rd Avenue, North, Nashville, Tennessee 37209
(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 hands this 15th day of April, 19 92

Pat L. Sellers by Kathleen P. Sellers
PAT L. SELLERS Attorney-in-Fact

Kathy P. Sellers
KATHY P. SELLERS

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KATHY P. SELLERS being the same person as KATHLEEN PARISH SELLERS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 1992.

Commission Expires 1-22-95

Notary Public

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 83

FROM

IDENTIF. REFERENCE

TO

APR 21 10 46 AM '92

FELIX A. WILSON REGISTER
DAVIDSON COUNTY TN.

2490 04/21 0101 03CHECK 330.38

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

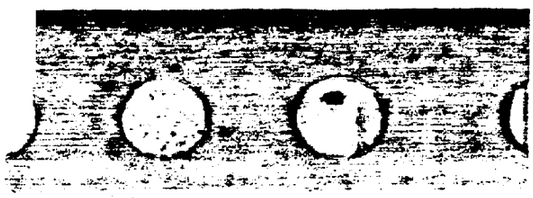
On this the 15th day of April, 1992, before me personally appeared KATHLEEN PARISH SELLERS, to be known to be the person who executed the foregoing instrument in behalf of PATRICK LAMAR SELLERS, a/k/a PAT L. SELLERS, as his attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said PATRICK LAMAR SELLERS, a/k/a PAT L. SELLERS, as though he personally had acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 15th day of April, 1992.

NOTARY PUBLIC

My Commission Expires: 1-22-95

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



RECEIVED OF _____

FOR _____

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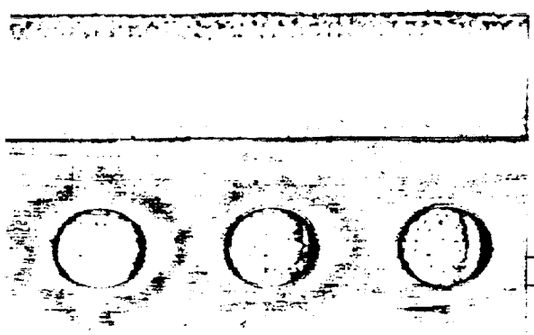


CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 87406.09
CON TX 323.38
PRFEE 1.00
WDEED 6.00
TOTAL 330.38
CHECK 330.38

04/21/92 01 10:47 0001 2490

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03383

IDENTIF. REFERENCE

APR 21 10 46 AM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 523318