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FROM: CHRISTY Y. BLUDWORTH, an unmarried person

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS NATIONSBANK PLAZA, SUITE 1200 414 UNION STREET NASHVILLE, TENNESSEE 37239-1200

TO: LINDEL A. BOUDREAUX and wife, PATRICIA L. BOUDREAUX

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Lindel A. Boudreaux and wife,	NationsBanc Mortgage Corp.	Map 61-14
Patricia L. Boudreaux	of Virginia	Parcel 28
3821 Edwards Avenue	P.O. Box ~~58108~~ 85108	
Nashville, TN 37216	Richmond, VA 23285-5108	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $53,538.51.

Patricia L. Boudreaux
Affiant

Subscribed and sworn to before me, this the 1st day of May, 1992.

Carol R. Lewis
Notary Public

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Christy Y. Bludworth, an unmarried person, hereinafter called "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto Lindel A. Boudreaux and wife, Patricia L. Boudreaux, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 3821 Edwards Avenue, Nashville,Tennessee 37216.

Upon acceptance of this General Warranty Deed, Grantees hereby assume the indebtedness secured by Deeds of Trust of record in Book 8387, page 171, and Book 8387, page 179, Register's Office for Davidson County, Tennessee, payable to NationsBanc Mortgage Corporation and Affordable Housing of Nashville, Inc. respectively.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized 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; and GRANTOR does further covenant and bind

herself, her heirs, successors, assigns, 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 1st day of May, 1992.

Christy Y. Bludworth by Michael P. Bludworth as attorney-in-fact,

Christy Y. Bludworth
By Michael P. Bludworth as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael P. Bludworth, to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Christy Y. Bludworth, the bargainor, and acknowledged that he executed the same as the free act and deed of said Christy Y. Bludworth for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of May, 1992.

Carol R Lewis
NOTARY PUBLIC

My Commission Expires: 3/27/93

EXHIBIT A

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Land in Davidson County, Tennessee, being Lot No. 90, Maplewood Heights, of record in Book 547, page 77, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Christy Y. Bludworth, unmarried by deed from Robert J. Anderson and wife, Mona S. Anderson of record in Book 8387, page 168, Register's Office for Davidson County, Tennessee.

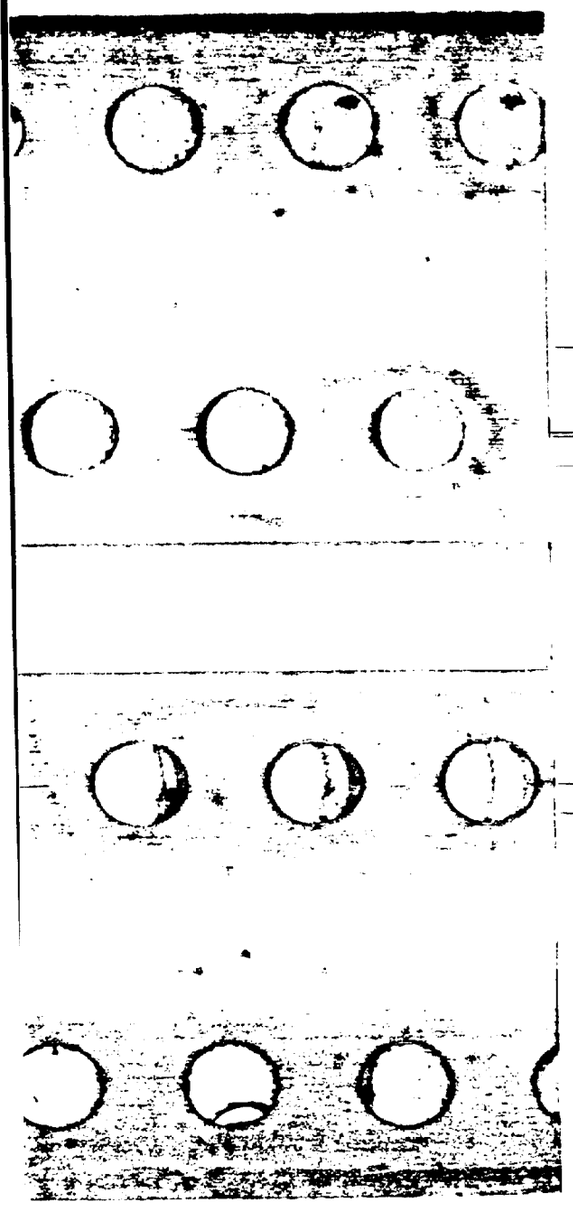
This conveyance is made subject to the following exceptions:

1. 1992 Metropolitan Government taxes -- a lien but not yet due and payable.

2. Deed of trust from Christy Y. Bludworth, unmarried, to Nan M. Sexton of Davidson County, Tennessee and Evelyn Z. Binkley of Sumner County, Tennessee, Trustees, dated June 28, 1991, of record in Book 8387, page 171, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $52,250.00, payable to Sovran Mortgage Corporation.

3. Deed of trust from Christy Y. Bludworth, to Frank Abernathy, Trustee, dated June 28, 1991, of record in Book 8387, page 179, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $1,650.00, and the repayment of any future advances, payable to Affordable Housing of Nashville, Inc. NOTE: The spouse, if any, of Christy Y. Bludworth did not join in the execution of said Deed of Trust.

4. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4259, page 928, said Register's Office.



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	53538.51
CON TX	197.95
PRFEE	1.00
MTEED	9.00
TOTAL	207.95
CLERK	207.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 02 15:55 0001 2833

06826

IDENTIF. REFERENCE

MAY 1 3 57 PM '92

DAVIDSON CO. TENN.

No. 527109